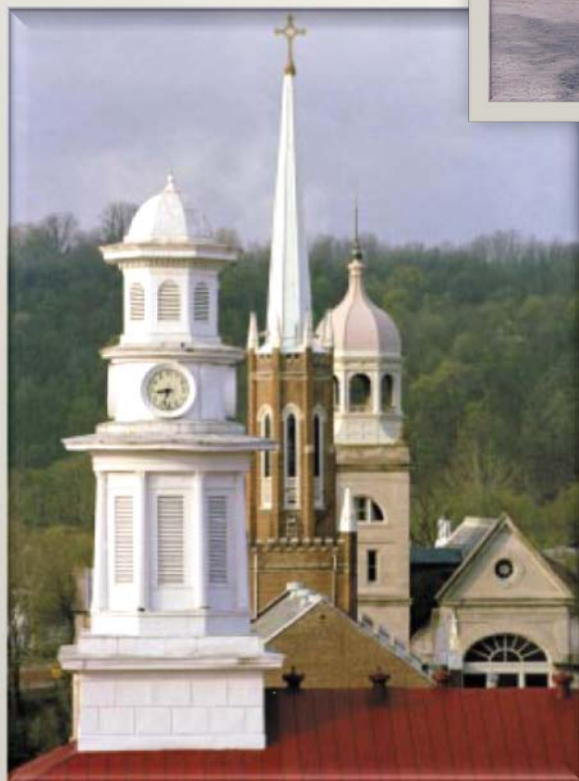



# FRANKFORT/FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE 2010



Updated and adopted 2010

**NEXUS PLANNING**

**McBride DALE**  
**CLARION**

 **Pflum,  
Klausmeier & Gehrum**  
Consultants, Inc.





## Frankfort/Franklin County Comprehensive Plan Update

This document was prepared under the auspices of the Legislative and Planning Commission members listed below. Thanks to the many other staff and citizens of Frankfort and Franklin County that participated in the 2010 update of the Comprehensive Plan.

### Comprehensive Plan Committee Members

David Garnett-Chairman  
 Allen Alsip  
 John Antenucci  
 Forest Banta  
 Craig Blanton  
 Lloyd Lynch  
 Greg Meyer  
 Connie Lemley

Will Renshaw  
 Darrell Sanderson  
 Lawrence Stamper  
 Roger Stapleton  
 Brent Sweger  
 Dave Weller  
 Danny Willis

### Planning Commission Members

Patti Cross-Chairperson  
 Charles Booe  
 Dwayne Cook  
 Erika Hancock  
 Joyce Honaker  
 Sherron Jackson

Keith Lee  
 Annie Metcalf  
 Joe Sanderson  
 Charlie Stewart  
 Jim Terrell

### City Planning Staff

Gary Muller, Director  
 Maya DeRosa, Planning  
 Supervisor

### County Planning Staff

Robert Hewitt, Director  
 Eric Cockley, Planning  
 Supervisor

### Frankfort Board of Commissioners

Gippy Graham, Mayor  
 Cathy Carter  
 Sellus Wilder  
 William May, Jr.  
 Rodney Williams

### Franklin County Fiscal Court Members

Ted Collins, County Judge/Executive  
 Jill Robinson, 1<sup>st</sup> District  
 Phillip Kring, 2<sup>nd</sup> District  
 Don Sturgeon, 3<sup>rd</sup> District  
 Ira Fannin, 4<sup>th</sup> District  
 Huston Wells, 5<sup>th</sup> District  
 Lambert Moore, 6<sup>th</sup> District

*Triple Towers cover photo courtesy of Dr. Gene Burch*

*Panoramic photo of Frankfort source unknown*

*All other photos are provided by staff, Carly Cockley, or McBride Dale Clarion*





## Frankfort/Franklin County Comprehensive Plan Update

# Table of Contents

### Section 1

Introduction and Background. . . . .1

### Section 2

Land Resource Analysis. . . . .4

### Section 3

Goals and Policies. . . . .15

### Section 4

Land Use Plan. . . . .23

### Section 5

Transportation Plan. . . . .46

### Section 6

Community Facilities Plan. . . . .55

### Section 7

Implementation Program. . . . .71

### Section 8

List of Exhibits . . . . . 79





## Section 1: Introduction and Background

The Frankfort/Franklin County Comprehensive Plan Update is the long-range plan for the future development of the City of Frankfort and Franklin County, Kentucky. It acts as a compass directing how the community should grow and reflects the vision of the community's citizens, stakeholders and elected officials.

### Statutory Authority

This Frankfort/Franklin County Comprehensive Plan officially updates the Comprehensive Plan adopted in January 2001. The plan was prepared pursuant to the process outlined by the State legislature in KRS 100. KRS 100 requires a Comprehensive Plan to include at a minimum the following elements:

- 1) A statement of Goals and Policies to serve as a guide for the physical development and economic and social well being the community; and
- 2) Land Use, Transportation and Community Facilities plan elements

Additionally, KRS 100.191 outlines the research requirements for a Comprehensive Plan.

### Comprehensive Plan Process

The update process began in November 2005 with the creation of a 52 voting member Comprehensive Plan committee which included both elected officials and community citizens. The Committee was appointed to act as an advisory group and met numerous times in a forum that was open to the public. The first objective of the Committee was to have a series of public workshops to determine whether to pursue a full re-write of the document or only an update. Two public workshops were held in November 2005 and written and oral comments were solicited. The Committee reconvened and determined based on the scope of the comments from the workshops, only an update to the existing adopted Plan was needed. Therefore, much of the existing conditions data in Section 2 incorporates by reference the 2001 document.



Subsequently the Committee established five subcommittees which included 1) Goals and Policies Subcommittee; 2) Land Use Subcommittee; 3) Transportation Subcommittee; 4) Community Facilities Subcommittee; and 5) Military Installation Subcommittee.

The update to the Goals and Policies evolved over numerous public meetings. The Update Committee took their recommendations to the Planning Commission, City Commission and County Fiscal Court. The City Commission and Fiscal Court formed a subcommittee to make further refinements to the goals and policies. The final official goals and policies were adopted by Franklin County Fiscal Court on April 6, 2007 and by the City Commission on April 23, 2007.

With the completion of the goals and policies update, the three mandatory plan elements were updated beginning with Community Facilities, followed by the Transportation and then Land Use components of the Comprehensive Plan. All the meetings were held in a public forum. It was determined that a Military Installation Element would not be needed due to the reorganization of the military to be under State jurisdiction (military related issues have been addressed in the Transportation section in the Comprehensive Plan.)

As a result of the planning process and input from the community stakeholders this updated Comprehensive Plan more strongly emphasizes the need to plan for a sustainable community. Although it is recognized that growth is healthy and necessary, growth should also be managed. This comprehensive plan identifies goals and policies to achieve a more livable community including but not limited to:

- ❑ Encourage mixed use and the re-use of vacant and underutilized land
- ❑ Implement development principles that encourage alternate modes of transportation, connectivity to other uses and walkable neighborhoods
- ❑ Preserve existing farms and rural lands outside of urban areas
- ❑ Accommodate multi-family housing within designated growth areas
- ❑ Use infrastructure availability as a guide for future growth
- ❑ Preserve neighborhoods while enhancing the community quality and character



- ❑ Provide for an economically friendly business environment
- ❑ Protect the integrity of the natural environment

To ensure the long-term success of these and other identified goals, the Plan includes an implementation strategy. Future actions such as zoning code amendments to bring the zoning map into consistency with the Comprehensive Plan Land Use Map and updates to the Subdivision Ordinance to achieve various development goals are examples of implementation steps following adoption of this Plan. The Implementation Strategy is more completely outlined in the last chapter of this document.

Frankfort/Franklin County is unique in that it encompasses the diversity of the Commonwealth within a single area. From the scenic beauty of the Kentucky River and its rural farmlands, quaint downtown and neighborhoods, rugged topography yielding spectacular vistas, and a dynamic political and business climate as the State Capital, there is a rich tapestry to this region that summons a need to delicately balance existing resources with growth and economic development. Recognizing this endeavor, the Frankfort/Franklin County Comprehensive Plan provides a framework to achieve a livable, sustainable community for all to enjoy.

**NOTE: The tables and charts listed in the body of this comprehensive plan contain data obtained during the original adoption of the document in 2001. Except where it is noted this update has kept the data from the original document.**





## Section 2: Land Resource Analysis

The foundation for any community planning effort is a solid understanding of the anticipated future growth of the community. This understanding must be balanced with an awareness of how much growth the community can reasonably accommodate based on existing regulations. The anticipated future growth can be viewed as the “land demand” component, while the “land capacity” component offers an understanding of how this demand might be accommodated. The comparison of these two analyses then provides a basis from which to create policies about how the demand should be accommodated. These policies are found in each component of the comprehensive plan including the land use plan, and community facilities plan as well as in the recommendation of various implementation strategies.

### Existing Land Use

The first step in evaluating land resources in Frankfort/Franklin County is the examination of existing land uses. An understanding of the current land use composition provides a basis on which future trends may be projected and development policies may be created.

Utilizing maps available from the Frankfort Plant Board (FPB) as a basemap, existing land usage was documented using aerial photography, United States Geological Survey (USGS) maps and field checks. For the purposes of this plan, it was only necessary to provide a general land use database to demonstrate existing development including the use, density, and locations of such uses. Land uses in Frankfort/Franklin County were placed into one of the categories on the following page and then illustrated on the Existing Land Use Map located in the List of Exhibits, Exhibit #1.

**Rural Residential:** Rural residential areas are those areas that are not part of a larger subdivision development nor are these areas connected with an approved, centralized sewage treatment facility; they are single family dwellings that have individual access to major arterial and collector roads.

**Suburban Residential:** Suburban residential areas are those that were most likely developed as part of a larger subdivision development; they are single family dwellings that are connected to a series of cul-de-sac roads along with access to local and collector roadways.

**Village Residential:** Village residential areas may contain both single and multiple family dwelling units that are situated on a highly interconnected street system that may be an extension of the urban grid pattern from an adjacent town.

**Multiple Family Residential:** Multiple family residential areas refer to large apartment and condominium developments.

**Commercial/Office:** Commercial/office areas are those characterized by typical retail and business related development.

**Institutional:** Institutional areas refer to any public or semi-public facility such as: schools, churches, hospitals, libraries, government complexes, and other facilities that are largely accessible by the general public.

**Industrial:** Industrial areas represent any range of manufacturing uses that operate in the production or assembly of goods.

**Recreation:** Recreational areas refer to those uses specifically structured for active and/or passive recreational uses.

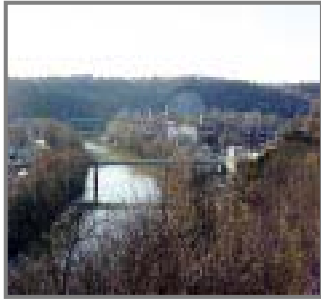
**Agricultural:** Agricultural areas are those areas that are maintained as farmland or for the raising of livestock.

**Woodland:** Woodland areas represent forested areas.

**Undeveloped:** Undeveloped areas represent land that is not observed as being occupied by any other land use type listed above.



Figure 2-1  
Existing Land Uses by Category



Land Use Category	Acres	% of County
Rural Residential	12,353	8.8%
Suburban Residential	4,576	3.2%
Village Residential	1,541	1.1%
Multiple-Family Residential	397	0.3%
Commercial/Office	1,253	0.9%
Institutional	1,314	0.9%
Industrial	1,273	0.9%
Recreation	1,157	0.8%
Agricultural	53,111	37.7%
Woodland	60,345	42.9%
Undeveloped	3,491	2.5%
<b>Total</b>	<b>140,811</b>	<b>100%</b>

The current land use distribution above shows a little more than 80% (or 117,000 acres) of the County's total land area is currently being used for agricultural, woodland, or undeveloped uses.

## Development Constraints

While it appears that a vast majority of the County still remains available for future development, a considerable amount of the agricultural and woodland areas occupy part of the county where natural features such as topography and floodplains pose constraints to future development. The abundance of steep topography throughout the northern portion of Franklin County has had a significant role in the lack of development in Franklin County to date. As such, the future growth of the County through the planning horizon year of 2020 will also be greatly influenced by the development constraints of topography and floodplains.

### Steep Topography

To address the issue of steep slopes throughout the County, slope districts were defined through an analysis of the topography. These slope districts, illustrated in the Slope Districts Map, represent areas where there are similar slope constraints rated from minimal topographical constraints to severe topographical constraints. Depending on the severity of topographical constraints, adjustments can be made in the estimated amount of future growth that current agricultural and undeveloped land can accommodate. This estimated amount of growth that land can accommodate is discussed further in the next section of this Plan regarding Land Capacity.

The Steep Slope map is illustrated on Exhibit 2, in the List of Exhibits in Section 8 of this document.

### **Floodplains**

Under the existing zoning codes (City and County), some forms of development are permitted in the floodplain areas within Franklin County. However, there is a growing concern in many communities regarding the impact of permitting development in the floodplain and the long-term effects such development can have on the community as a whole. For analytical purposes only, and in regard to calculating the future development potential of all land in Frankfort and Franklin County, it was assumed that no new homes or business structures would be developed within a floodplain. Due to the vast area of the floodplain (10,000 + acres), this can have a considerable impact on future development trends within the County. The Flood Zone Map illustrates the vast expanses of the 100-year floodplain throughout Franklin County.

Understanding both existing land usage and constraints to future development provides an informed basis for future land use decisions and helps in the creation of the goals and policies that are the foundation of this Plan. In the past, severe topography and floodplains have had a significant impact on directing new land development patterns. Steep slopes have dictated the concentration of the residential and commercial development around the City of Frankfort and along Interstate 64, allowing the land in the northern portion of the county to remain mostly rural and undeveloped.

The Flood Zone Map is illustrated on Exhibit 3; additionally the Wetland Map is illustrated on Exhibit 4, in the List of Exhibits in Section 8 of this document.

### **Prime Farm Land**

The presence of agricultural uses and in particular “prime farmland” also helps to shape the pattern of land uses in Franklin County. Prime farmland also is a resource to be identified and addressed through planning policies.

The “Soil Survey of Anderson and Franklin Counties, Kentucky” prepared by the United States Department of Agriculture, Soil Conservation Service identifies those soils that meet the requirements of prime farmland



classification. These soil units are illustrated in Exhibit 5, and summarized in the following figure:

Figure 2-2  
Prime Farmland Soils

Prime Farmland Soils	
AsA	Ashton silt loam, rarely flooded, 0 to 2 percent slopes
AsB	Ashton silt loam, rarely flooded, 2 to 6 percent slopes
EkB	Elk silt loam, 2 to 6 percent slopes
ElB	Elk silt loam, rarely flooded, 2 to 6 percent slopes
LwB	Lowell silt loam, 2 to 6 percent slopes
MaB	Maury silt loam, 2 to 6 percent slopes
McB	McAfee silt loam, 2 to 6 percent slopes
NhB	Nicholson silt loam, 2 to 6 percent slopes
OtB	Otwell silt loam, rarely flooded, 2 to 6 percent slopes
Prime Farmland Soils when protected from flooding	
Bo	Boonesboro silt loam, occasionally flooded
Hu	Huntington silt loam, occasionally flooded
Ld	Lindside silt loam, occasionally flooded
No	Nolin silt loam, occasionally flooded
OtA	Otwell silt loam, rarely flooded, 0 to 2 percent slopes
Prime Farmland Soils when drained and protected from flooding	
Du	Dunning silty loam, occasionally flooded
Lc	Lawrence silt loam, rarely flooded
Me	Melvin silt loam, occasionally flooded
Ne	Newark silt loam, occasionally flooded



Generally, the soils that constitute prime farmland within Frankfort/Franklin County are concentrated along the floodplains of the Kentucky River and Elkhorn Creek. It should be noted that the presence of active farming operations in Franklin County that are notable contributors to the rural character of the County are not necessarily located in areas that the Soil Survey classifies as prime farmland. Ironically, the largest area containing soils that meet the classification of prime farmland occurs in the urbanized area of Frankfort along the Kentucky River. Clearly the scientific definition of prime farmland is different from the actual use of land for agricultural purposes.

## Residential Land Demand

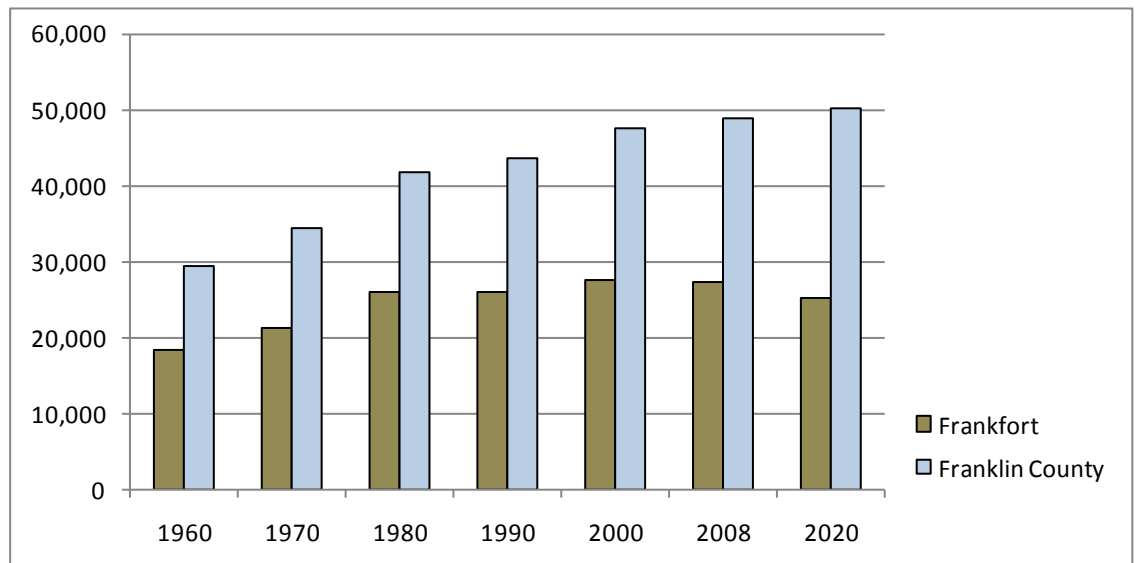
As part of this planning process, estimates were made of potential residential growth based on several factors. These factors include historic permitting trends, population projections, and projected household sizes tempered by an understanding about how those trends may change in the future.



First, with regard to population, the City of Frankfort and Franklin County had a total population of 47,687 (U.S. Census) people in 2000 with approximately 27,741 (58.2%) people residing in the City of Frankfort. By the year 2020, total population within the City and the County is forecasted to grow by approximately 3,000 for a total population of 50,320 within Frankfort and Franklin County. That forecasted growth represents a continuation of the basic trend of growth that has occurred in the County since 1980 and only at a slightly slower growth rate than was experienced between 1950 and 1980.

Figure 2-3 illustrates historical and projected growth for the City of Frankfort and Franklin County.

Figure 2-3  
Frankfort/Franklin County Population



Assuming a continuation of the trend toward smaller household sizes over the next 20 years, (currently, the average household size is approximately 2.42 persons which is forecasted to gradually decrease to 2.30 persons by 2020) the number of new housing units forecasted to be developed by 2020 is 1,594. This number can then be further broken down into housing type and location (City or County) based on national trends as well as local historical trends. The breakdown in housing types and locations is illustrated in Figure 2-4.

Figure 2-4  
Housing Units demanded by 2020

	City of Frankfort	Franklin County	Total
Single Family	657	682	1,339
Multi-Family	174	81	255
<b>Total</b>	<b>831</b>	<b>763</b>	<b>1,594</b>

If the forecasted growth illustrated in the above table occurs at the same general density as that in the past, these new forecasted housing units will consume approximately 175 acres within the City and an additional 230 acres in the unincorporated area of the County for a total consumption of 405 acres.

### Residential Land Capacity

While the residential demand is fueled by population forecasts, the capacity analysis is a function of land availability, the existing zoning, and constraints to normal land development. The capacity of residentially and agriculturally zoned land was evaluated for its full potential that is the number of units that could be developed regardless of natural constraints such as steep slopes and floodplains. Currently, both Frankfort and Franklin County limit the amount of development in areas with steep slopes or in flood prone areas. Due to these limitations and the higher construction costs for development in these constrained areas, a second capacity analysis was completed that removes these lands from consideration for future development. The second capacity analysis will thus more accurately reflect the true capacity of the City and County.

For the City of Frankfort, there is a total of 1,159 acres that could be developed for residential uses based on existing zoning. Assuming development occurs at densities currently permitted by zoning, a potential capacity exists for nearly 3,000 new housing units within the city limits. Assuming that properties with substantial or severe topographical constraints or properties located within a floodplain will not develop fully, this number is reduced to 2,200 housing units.

The majority of land available for residential and agricultural uses is located in the unincorporated areas of the County. Without regard to any development constraints, there are a total of 88,029 acres of undeveloped land that could accommodate approximately 61,800 housing units. However, along with a large portion of the available land being located within the County, so too are the steep slopes and

floodplains. By removing those areas subject to development constraints from the calculation, a potential capacity exists for approximately 50,000 new housing units in the unincorporated areas of the County.

Assuming that new growth will not occur in the floodplains or on steep slopes, there is a total residential capacity of 52,200 new housing units throughout the City and the County. This is more than 30 times the projected demand of 1,594 housing units. The implications of such a large amount of capacity versus the demand for new growth is described in the section herein entitled “Implications of Land Demand and Land Capacity”.

### Non-Residential Demand

With regard to employment, Frankfort and Franklin County currently have an estimated 38,500 employees working within the jurisdictions of both the City and County. That amount is forecasted to increase by approximately 6,300 employees over the next 20 years resulting in a total employment of 44,790 persons. These projections were derived from an analysis of historical trends in employee growth and a comparison of projected growth in the number of employees in both the City and the County. Figure 2-5, on the following page, illustrates employee growth over the next 20 years.

Using assumptions about the economic sectors within which the projected new jobs are likely to occur (i.e. manufacturing, retail, public service, etc.), the land use categories where these jobs will occur, and ratios of employees per square feet of building space, forecasts can be made of the number of acres needed to support the forecasted new employment.

Figure 2-5  
Frankfort/Franklin County Employment

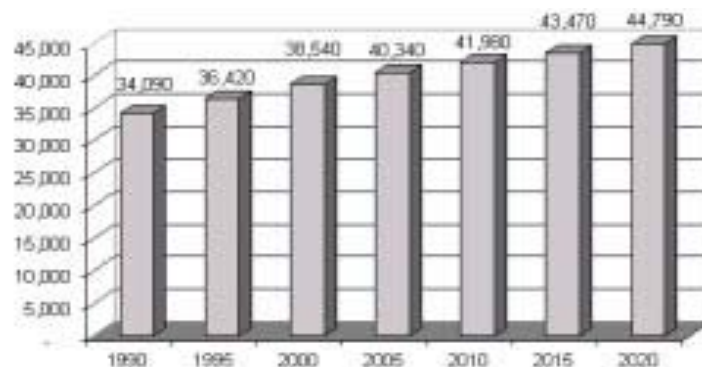




Figure 2-6 illustrates the estimated employment within each land use category and the resulting acreage that will be needed to accommodate these employees.

Figure 2-6  
Estimated Non-Residential Land Demand

Land Use	New Employees by 2020	Land Demand Acreage	Potential Building Square Footage
Retail	1,250	78.3 Acres	852,500 Sq. Ft.
Office	4,824	163.4 Acres	1,447,200 Sq. Ft.
Industrial	238	33.8 Acres	276,000 Sq. Ft.

The significantly higher demand for office space is due to Frankfort being the capital of the State of Kentucky and the vast amount of state office space located in the City.

### Non-Residential Capacity

The non-residential demand numbers become particularly relevant when the demand is related to the capacity. Currently there is a little more than 1,100 acres of undeveloped land within the City of Frankfort. Of this acreage, approximately 959 acres are zoned for agricultural or residential uses. The remaining 240 acres are zoned for commercial uses. Within the City of Frankfort, there is very little land available that is zoned solely for professional office space. However, while it is difficult to calculate the actual capacity for office uses, some office uses may continue to develop as permitted in commercial and industrial zones. In addition, the State of Kentucky, being exempt from local land use regulations, may build state offices in any zoning district regardless of the zoning regulations.

In the unincorporated areas of the County, there are sizable differences in the amount of land available for development. More than 100,000 acres of land is available for agricultural and residential uses. There are approximately 60 acres of land zoned specifically for office, more than 600 acres are currently available for industrial development and nearly 250 acres are available for various commercial uses.

Figure 2-7 illustrates a summary of land capacity for all land uses versus the land demand for both the City of Frankfort and Franklin County.

Figure 2-7  
Summary of Land Demand and Land Capacity

Land Demand		City of Frankfort	Franklin county
		Land Capacity	Land Capacity
Single Family	389.0 Acres	866 Acres	103,394 Acres
Multi-Family	16.0 Acres	93 Acres	170 Acres
Commercial	78.3 Acres	240 Acres	184 Acres
Office	163.4 Acres	None Available*	57 Acres
Industrial	33.8 Acres	None Available	613 Acres

\*Office Capacity within the City of Frankfort

There is very little land available for development within the City of Frankfort that is zoned specifically for professional offices. This is not meant to imply that office space cannot be developed within the City of Frankfort. It is, however, very difficult to calculate the realistic capacity of office space within the City as some office uses are permitted within commercial and industrial zoning districts. In theory, a commercially zoned property could potentially develop with a mixture of office and commercial uses. For the purposes of this plan, it was assumed that commercial zones would develop primarily with commercial uses and office zones (of which there is no available land) would develop with office uses. As such, the results of the capacity analysis show no available capacity for office uses within the City. Additionally, it is important to note that the State of Kentucky, being exempt from land use regulations, has the power to develop offices regardless of zoning regulations or districts. In either one of these scenarios, the exact amount of office capacity is difficult to pinpoint.

### Implications of Land Demand and Land Capacity

There are obvious reasons for a land demand and capacity study. First, it provides an understanding of how fast the community is growing both in population and employment. Second, it gives the community a chance to plan for growth in areas that are almost suited for each type of growth.

There is enough residential land capacity in both the City and the County to accommodate more than 250 times the projected residential growth. There is also enough commercially and industrially zoned land to accommodate more than five times the projected demand for each use. With these amounts of land capacity, there is plenty of room to accommodate growth even if the market changes significantly. The only apparent lack of land availability is for office space. Due to the fact that the State capitol is located in Frankfort, there is a high demand for office space but very little land zoned specifically for office space. Some of this demand may be accommodated in commercial and industrial zones while additional demand may be met through the State's ability to build office space in any zoning district. This issue is addressed in the goals and objectives of this plan as well as in the land use plan that will help to direct future growth.

Another consideration with land capacity is the effect development constraints will have on future growth. In particular, steep slopes and floodplains are ever-present constraints to development in Frankfort and Franklin County. Depending on how much and what type of development is suggested for properties with these constraints, the land capacity for residential and nonresidential uses can be severely decreased. These constraints may also increase the land demand if policies are instituted requiring larger lots in areas with steep slopes or floodplains. If each new house requires additional land area over and above that which was anticipated in the land demand analysis, then there will be an increase in the total amount of land consumed by new development.

The issues described above as well as several other issues are addressed throughout the goals, objectives, and development policies of the Plan. Each change in a policy can have a direct effect on how future growth will impact both the City of Frankfort and Franklin County.





## Section 3: Goals and Policies



The hallmark of a successful community plan is a foundation that reflects both community values and vision. As part of developing a Comprehensive Plan for Frankfort/Franklin County strong efforts have been made to insure that the desires and community values of City and County residents are appropriately reflected in this plan. The creation of a citizen-based Steering Committee, the conducting of public workshops throughout the community, and the circulation of thousands of priority setting questionnaires have all created a basis for directing the future growth of the community.

The drafting of Goals and Policies is the mechanism whereby these community desires and values are articulated. The Goals and Policies are not the Plan; rather they serve as a compass that guides the development of the Plan itself. They are intended to represent an encapsulation of community attitudes about the growth of Frankfort/Franklin County. Additionally they are a legal requirement. The Goals and Policies, as drafted herein, represent “Goals and Objectives” as required in KRS 100.

The Goals and Policies embody the idea that growth is healthy, but should be managed for the community good. The Goals and Policies reflect a concern about the pattern of development and concern about urban sprawl. The Goals and Policies encourage the use of infrastructure as a tool to manage growth, not something to be provided simply in a reactive way to market demands. The Goals and Policies recognize the importance of both a healthy economy and a healthy natural environment. They also recognize the need to focus attention not just on planning in new Greenfield areas, but in existing neighborhoods as well. Existing neighborhoods have the potential to accommodate substantial new construction in areas where infrastructure and public services exist. Lastly, these Goals and Policies recognize the importance of less tangible aspects of community character and the need to develop standards that ensure high quality new growth.

## **Goal 1:      Grow By Design**

Growth in Frankfort/Franklin County will be responsibly designed, planned and managed to create a sustainable community that provides for a quality lifestyle for all residents of Frankfort and Franklin County. Future growth will be based on a long-term vision for our community, public service availability, the suitability of land for development and a thorough understanding of the cultural and ecological features of the area. Among other things, decisions on future growth should be considered with awareness for energy conservation, the public need for greenspace and walkability and the need for ties to historic resources, tourism opportunities, and the Kentucky River, including its tributaries.

### **Policies:**

1. Recognize that growth is healthy and necessary, but that growth should be managed pursuant to the community's Comprehensive Plan.
2. Approve new development only when the public facilities and public services needed to serve the development will be available.
3. Develop standards that require the developer to provide for the increased costs in providing public services for the new development as appropriate. The public services may include, but not be limited to, water, sewer, schools, transportation, emergency services, and parks as appropriate.
4. Provide a level of public service in rural areas that complements the rural settings.
5. Continue the enforcement of stormwater regulations to minimize runoff from new developments.
6. Provide overlays within the city and county that identify aspects of the landscape that are of cultural, ecological and historical significance (for example, mature woodlands, old railroad tracks, stone walls, historic buildings, wetlands, steep slopes, etc.).
7. Develop an urban growth plan with designated growth areas that can accommodate new moderate- and high-density housing units. The size and location of the growth

areas should be based on projected population growth, current housing stock and demographics.

8. Encourage developments that provide a mix of uses such as different housing types, affordable housing, commercial establishments, restaurants, recreational areas and open space that will encourage the development of a sense of place.
9. Encourage the redevelopment of brownfield and grayfield properties and the reuse of vacant/underutilized existing industrial or commercial buildings.
10. Recognize the need for energy conservation in modes of transportation.
11. Encourage developments to provide greenspace within neighborhoods and linking neighborhoods and other appropriate sites together.
12. Plan for public services and facilities that adequately serve current needs as well as demand generated by the additional growth as detailed above.

## **Goal 2: Distinguish Town & Country Identity**

Preserve and reinforce the distinction between the urban and rural areas of Franklin County.

### **Policies:**

1. Promote a compact urban area, and recognize and encourage small, compact, rural villages to promote cost effectiveness and efficiency.
2. Identify urban growth areas that are compatible with the goal of preserving community character.
3. Define in-fill development as it relates to development in the urban areas of Frankfort, recognizing that in-fill development may not be an appropriate term for developments that may occur in the unincorporated portions of Franklin County.
4. Support and provide incentives for in-fill development on properties that were skipped over within urban areas.

5. Encourage the preservation of existing farms and rural lands outside of existing and planned urban areas.
6. Promote the need to provide incentives for and support the revitalization of the downtown and other already developed areas.
7. Encourage rural land use outside of the urban growth area.
8. Avoid and contain urban sprawl, to preserve the distinction between the rural landscape and Urban/Suburban environment.

### **Goal 3: Use Infrastructure As A Planning Tool**

Utilize the provision of infrastructure in supporting and influencing growth into areas most suitable for development.

#### **Policies:**

1. Develop a Capital Improvements Plan as a means of coordinating public services/utilities, infrastructure improvements, and development, including pedestrian ways, bikeways, public transit, etc.
2. Direct development into areas within or in close proximity to the existing infrastructure service areas.
3. Encourage the extension of public utilities and public facilities capable of supporting rural densities outside of the planned urban growth area.
4. Plan and build a safe and efficient transportation system, through access management, required roadway interconnections, traffic systems management, development impact analysis, transit, sidewalks and bicycle facilities.
5. Encourage development to occur in a manner respective of emergency response and in compliance with emergency preparedness plans.
6. Encourage the development of a county-wide bicycle and pedestrian master plan.



## **Goal 4: Promote Economic Health**

Recognizing that our economic health is inextricably linked to the health of our environment and our citizens, we will provide for the economic health of the community by continuing to implement this plan and by providing an environment for quality jobs, supporting local business and promoting sustainable businesses and industries that have a low environmental impact.

### **Policies:**

1. Continue to promote the development and expansion of quality, environmentally sustainable and economically productive industry in existing industrial parks.
2. Direct additional industrial and/or commercial growth onto land that is suited for industrial and/or commercial development.
3. Promote concepts such as mixed land uses, increased density and connectivity within and between developments.
4. Promote new commercial activity within compact, mixed-use areas and in close proximity to residential areas.
5. Emphasize tourism, including heritage related tourism, as an important economic development asset in the community, including the Kentucky River and its tributaries.
6. Promote local farms and their markets within Franklin County.
7. Work with and encourage state government to coordinate its facility needs consistent with community interests.
8. Encourage the development of businesses that can provide needed products, services and jobs for existing neighborhoods, as well as appropriate expansion opportunities of unique, local industry.

## **Goal 5:      Protect Environmental Health**

Protect the integrity of the natural environment, including water, air, and land quality, by ordinance and by overlay planning.

### **Policies:**

1.      Preserve streams and drainage ways to manage stormwater runoff, prevent flooding, or to create a system of greenways.
2.      Promote the development of regulations to reduce air, noise, light, water, and other pollution.
3.      Promote building design that utilizes recycled material, encourages energy conservation, and low impacts on the environment.
4.      Protect scenic viewsheds along rural roadways and protect rural character and viewsheds by supporting developments that create scenic overlays or easements.
5.      Encourage new development to be designed in a manner that preserves the natural topography and other natural features such as trees, woodlands, wildlife, rare species, streams, ponds, and drainage ways.
6.      Support the development of a countywide greenways plan.
7.      Encourage the reduction of energy costs through more efficient development patterns and transportation modes.



## **Goal 6: Preserving Existing Neighborhoods**

Promote the stability, preservation and vitality of existing residential neighborhoods.

### **Policies:**

1. In existing neighborhoods, encourage the retention of product and service providers.
2. Establish programs to stabilize, improve, and revitalize existing neighborhoods.
3. Promote maintenance of existing structures and provide incentives for the rehabilitation of deteriorating structures.
4. Encourage appropriate infill housing as a tool to preserve neighborhoods.
5. Preserve historic buildings and neighborhoods to maintain community character.
6. Encourage new development to fit the character of existing neighborhoods.
7. Encourage appropriate mixed use development in existing neighborhoods to promote energy conservation and more walkable neighborhoods.
8. Encourage the preservation of the existing rural villages in Franklin County.

## **Goal 7: Enhance Community Quality And Character**

Promote quality development that strengthens community character and pride.

### **Policies:**

1. Identify all quadrants of the I-64 interchanges as Regional Retail Center.

2. Support and enhance the rural gateways into the community by preserving their natural scenic beauty.
3. Improve standards for site design – including trees and other landscaping, access management, signage, and other design components.
4. Preserve rural character, where appropriate.
5. Encourage the conversion of overhead utilities to underground.
6. Encourage small area overlay plans for high priority areas, including for Holmes Street, Second Street, East Main Street, Versailles Road, Benson Valley, Bridgeport, Bellpoint, Peaks Mill, Louisville Road, and US 127 North and South Corridors.
7. Develop flexible tools for alternative rural development, such as cluster development, that preserves rural character.
8. Identify and preserve unique park, recreational, and historic opportunities including those along the Kentucky River and its tributaries.
9. Continue to provide adequate and improved community services such as schools, police and fire protection, and parks and recreational opportunities that serve existing and planned growth.
10. Promote public art and encourage community art activities.

## Section 4: Land Use Plan

The purpose of a Land Use Plan is to provide guidance for decision making regarding new development as well as redevelopment. It has been common practice in the past to assign each property in the community with a very specific land use (i.e. single-family detached residential, professional office, light industrial, etc.). While this type of plan provides a very clear definition of how each property should be used, it does not provide a lot of flexibility where special circumstances exist nor does it provide guidance about the character and style of development. This plan recognizes that zoning is the more appropriate tool suited for property-specific regulations and that the land use plan, as part of a total comprehensive plan, provides a realistic, yet flexible, interpretation of the goals and objectives as applied to growth in the community.

The following section of the Land Use Plan summarizes several “land use concepts” as applied to Frankfort and Franklin County in the Land Use Plan Map. This map was created based on community input, guidance from the goals and policies, planned public improvements, existing land uses, development constraints, and previous development trends. For each of the land use concepts, there are a series of development guidelines that can serve as a checklist when a development or redevelopment project is being considered. The updated 2020 Future Land Use Map can be found in Exhibit 6, in the List of Exhibits in Section 8 of this document, followed by an enlarged map of the Urbanized area in Exhibit 7.

The Land Use Plan Map from the 2001 version of this document channeled growth in some ways, while providing an adequate amount of land to accommodate anticipated growth. That map provided approximately 2,300 acres of new suburban residential uses, nearly 6 times the anticipated demand for residential growth of 400 acres. In terms of non-residential uses there were approximately 950 acres of commercial, office, and industrial uses which accounted for nearly 4 times the projected demand of 275 acres of growth. The scope of the 2010 update did not include a complete market analysis of land demand and supply, but those factors were taken into consideration when the 2001 map was revised for this update.



## Rural Activities

There are large areas of Franklin County that are undeveloped and will most likely remain undeveloped well into the future. There are many reasons for leaving these areas undeveloped ranging from public service availability to other development constraints. The natural and undeveloped areas provide many important benefits to the residents of the County including water filtration, flood protection, wildlife habitat, recreation and natural beauty. Agriculture is also an important part of the history and economy of Franklin County. Growth in these areas should be closely considered with an awareness of the value of the ecosystem services which they provide. Given that these areas are considered undeveloped, they may be suited for some types of very low intensity development including large lot residential uses, cluster/conservation subdivisions and agriculture. In some cases, these lands may also remain in their natural undeveloped state indefinitely.



### Land Use Guidelines

- The primary land uses in Rural Activity Areas should be agriculture, forestland, open space, cluster/conservation subdivisions and some limited large lot residential land uses.
- Non-residential uses may locate at appropriate intersections of primary roadways.
- Agricultural Districts and properties preserved under the P.A.C.E. (agricultural conservation easement) should be used solely for agricultural uses. The approximate boundaries of these districts and easements are illustrated on the Land Use Plan Map. Exact boundaries are available through the Franklin County Soil Conservation District.

### **Development Guidelines**

1. Development in Rural Activities areas that is served by public/private water and private sewer should not exceed 1 unit per 10 acres. Development that is served by public water and public sewer should not exceed 1 unit per 1.5 acres, provided that there is sufficient capacity to serve those units.
2. Flexibility should be given when special circumstances are presented and where the proposed development will not have an adverse effect on the surrounding uses. Such circumstances may include the division of property for the purpose of building a home for a relative, etc.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
4. Emphasis should be placed on clustered/conservation subdivisions to help minimize the need for infrastructure improvements and manage urban sprawl, and preserve natural and cultural features.
5. Developers should incorporate the protection of natural resources, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.
6. Non-residential uses should be at a size and scale that reflects the rural character of surrounding uses.

### **Low-Density Residential**

Low Density Residential uses serve the purpose of transitioning from dense residential and non-residential uses to agricultural and rural activity areas while providing housing options in large lot or clustered style developments.

#### **Land Use Guidelines**

- The primary land uses in the Low Density Residential Areas should be agriculture, Rural Activities, and single family residential uses.
- Non-residential (excluding industrial) uses may locate at appropriate intersections of primary roadways.

### **Development Guidelines**

1. Development in Low-Density Residential areas that is served by public/private water and private sewer should not exceed 1 unit per 5 acres. Development that is served by public water and public sewer should not exceed 1 unit per 1.5 acres, provided that there is sufficient capacity to serve those units.

2. Flexibility should be given when special circumstances are presented and where the proposed development will not have an adverse effect on the surrounding uses. Such circumstances may include the division of property for the purpose of building a home for a relative, etc.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
4. Emphasis should be placed on clustered/ conservation subdivisions to help minimize the need for infrastructure improvements and manage urban sprawl.
5. Developers should incorporate the protection of natural resources, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.
6. Non-residential uses should be at a size and scale that reflects the rural character of surrounding uses.



### **Suburban Residential Neighborhood**

Suburban residential neighborhoods should provide safe and attractive places for people to live. These neighborhoods may be designed in a variety of ways to provide City/County residents with a variety of housing options. The primary land use within these neighborhoods is single family residential homes; however, attached housing and multi-family homes in these areas can create a transition between single family homes and higher intensity uses such as commercial developments. Open Space, parks, sidewalks, connectivity, and access to transportation alternatives are desired features in these neighborhoods.

### Land Use Guidelines

- The primary land uses in the Suburban Residential Neighborhoods should be single family detached homes.
- Attached housing, duplexes and multi-family housing may be appropriate where it serves as a buffer/transition between lower intensity residential uses and more intense multi-family, commercial or industrial uses.
- Non-residential, non-industrial uses may be appropriate at the intersections of two major arterial roadways.



### Development Guidelines

1. New development should occur in areas where water and sewer services are served by public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Provide flexibility in the design and intensity of development to create land use transitional areas and minimize impacts on neighboring uses through increased landscaping, buffering and setbacks.
4. Emphasis should be placed on developing new neighborhoods in between existing communities with similar characteristics prior to development along the outskirts of the existing urban area. Such in-fill strategies will help minimize the need for infrastructure improvements and will help manage urban sprawl.
5. Developments with a mixture of housing types should be encouraged where the development meets the overall density requirements.
6. Developments should be planned to include neighborhood parks and greenspace that provide amenities to local residents and work toward providing a link with the community's existing parks and recreation in conformance with a park and recreation plan.

7. Developers should incorporate the protection of natural resources, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.
8. Maximize interconnectivity between adjacent neighborhoods, schools and to major roadways through multiple ingress/egress points and connections with existing roadways, sidewalks and trail systems, while discouraging commercial traffic flowing through a residential subdivision.
9. The development of attached housing and multi-family housing should be encouraged so as to provide the residents of Frankfort and Franklin County with a variety of housing options.
10. The scale and character of attached housing and multi-family housing should take into consideration the character of surrounding developments.
11. Promote the development of convenient retail uses in highly developed areas to help serve the day-to-day needs of residents within walking distance of their homes.
12. The size and scale of commercial uses in these areas should reflect the character of surrounding uses.

## Urban Neighborhood

Frankfort is fortunate to have several existing urban neighborhoods that are rich with a mixture of housing types and neighborhood commercial services. These neighborhoods are located on grid roadway networks that interconnect a large portion of the Frankfort urban areas. The existing mixture of uses ranging from single family detached housing to duplexes and multi-family housing should be continued with an emphasis on maintaining the existing housing stock and infill development. Where appropriate, neighborhood commercial areas should be continued or created to provide the necessary day-to-day needs of residents within walking distance of their homes.





**Land Use Guidelines**

- The primary land uses in Urban Neighborhoods should be single family homes (attached/detached) and duplexes.
- Multifamily buildings (condominiums and apartments) are encouraged but should be strategically integrated into the neighborhood. Buildings should be of a scale and character that fits the neighborhood. Large complexes of buildings are not encouraged.
- Buildings that include a mixture of residential, office and commercial and that fit the character of the neighborhood may be appropriate.
- Limited commercial uses may be appropriate where they will pose minimal impact on surrounding land uses regarding traffic, noise, lighting and other similar elements that create conflicts between land uses.

**Development Guidelines**

1. New development should occur in areas where water and sewer services are served by public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Emphasis should be placed on developing new neighborhoods in between existing communities with similar characteristics prior to development along the outskirts of the existing urban area. Such in-fill strategies will help minimize the need for infrastructure improvements and will help maintain a handle on urban sprawl.
4. Developments should be planned to include neighborhood parks and greenspace that provide amenities to local residents and work toward providing a link with the City's existing parks and recreation in conformance with a park and recreation plan.
5. Developers should incorporate the protection of natural resources, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.
6. Development and redevelopment should take into consideration the density and character of the surrounding properties.
7. In general, lot sizes should be small with homes set closer to the road.

8. Sidewalks should be required on both sides of the street.
9. Emphasis should be placed on maintaining the existing housing stock versus total redevelopment that starts with the clearing of existing housing.
10. While the primary land use should be single-family detached housing, the City should consider creative reuse of properties for multi-family housing and possibly nonresidential uses.
11. The size and scale of all development and redevelopment should reflect the character and style of surrounding uses.
12. New development should be compatible, in design, architecture and intensity, with surrounding development.

### **South Frankfort Development Guidelines**

1. This area is predominately residential in character and varies in density with limited retail and professional offices that serve the community.
2. New infill or the conversion of properties should reflect the scale, setbacks, and character of the neighborhood and utilize materials which complement existing buildings.
3. The homogeneity of building and lot characteristics within individual blocks should be preserved.
4. New driveways and off-street parking areas are discouraged.

### **Multi-Family Housing**

A vital component of this plan is the provision of a variety of housing types in different price ranges. Maintaining such a variety allows residents to remain in the community instead of seeking housing elsewhere. As part of this component, there is a need for high-density multi-family housing. These uses may be found in other areas of the community such as in Suburban Residential Neighborhoods or Urban Neighborhoods but there are also several existing areas within the City that are solely used for large complexes of multi-family housing.

#### **Land Use Guidelines**

- The primary land uses in these areas is multi-family housing.
- Limited mixed uses may be appropriate where they will pose minimal impact on surrounding land uses regarding traffic, noise, lighting and other similar elements that create conflicts among land uses.



### **Development Guidelines**

1. New development should occur in areas where water and sewer services are served by public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Developments should be planned to include neighborhood parks and greenspace that provide amenities to local residents and work toward providing a link with the community's existing parks and recreation in conformance with a park and recreation plan.
4. The development of attached housing and multi-family housing should be encouraged to provide residents of Frankfort and Franklin County with a variety of housing opportunities.
5. Developers should incorporate the protection of natural resources, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.
6. Attached housing/multi-family housing developments should be used as a transitional land use between lower density housing and higher intensity uses such non-residential uses and major highway corridors.
7. Mixed Use buildings with residential uses above the 1<sup>st</sup> story should be encouraged.
8. These areas should be designed to be accessible by car, pedestrians, bikes, and from transit from nearby residential and office, commercial, public and similar uses.

## Village/Hamlet

Located throughout Franklin County are several small hamlets or crossroad communities. These communities are generally located near the intersection of two major roads, or in the cases of Peaks Mill, Bridgeport, Choatesville, Switzer and the Forks of Elkhorn, the confluence of one or more streams and a major road. Typically, at the center of these communities is a commercial use(s), possibly a church and/or some industrial uses. Surrounding these uses are homes at a density similar to those seen in the Urban Neighborhoods of Frankfort. This density rapidly declines as the community spreads out into the surrounding areas.



### Land Use Guidelines

- The character and density of Village/Hamlet Areas should make them easily distinguishable from the surrounding community.
- Some small-scale commercial development may be located near the intersection of a major roadway with another major roadway or local/ minor roadway, and/or located near the center of the community.
- Light industrial uses that are fully enclosed within a building may be appropriate near the center of the community where they will pose minimal impact on surrounding land uses regarding traffic, noise, lighting, pollution, and other similar elements that create conflicts between land uses.
- Single family detached homes shall be the predominant use in any hamlet or crossroads community, surrounding the nonresidential uses.

- Residential densities shall be highest in the locations nearest the commercial/industrial developments.
- The density of the residential uses shall quickly decline as the community spreads out into the surrounding Rural Activities or Low-Density Residential uses.

### **Development Guidelines**

1. Adequate measures should be taken to ensure proper wastewater disposal and treatment for all development.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Emphasis should be placed on infill development prior to development along the outskirts of the Village/Hamlet. Such in-fill strategies will help minimize the need for infrastructure improvements and will help manage urban sprawl.
4. Developments within existing village/hamlets should be planned to include neighborhood parks and greenspace that provide amenities to local residents and work toward providing a link with the community's existing parks and recreation in conformance with a park and recreation plan.
5. Development should incorporate the protection of natural resources, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.
6. Development and redevelopment should take into consideration the density and character of the surrounding properties.
7. Sidewalks should be required on both sides of the street to provide access to community facilities and nonresidential uses.
8. The maximum density of housing and minimum lot sizes may vary depending on the availability of services, the location in relation to roadways and the center of the community, the density of surrounding uses and the impact such density will have on the community.





## Downtown Mixed Use

“Downtown” Frankfort consists of a mixture of uses and development characteristics on both sides of the Kentucky River. Portions of the downtown are within recognized National Register Districts as shown on Exhibit 8, in the List of Exhibits. This mixture of residential, office, retail, and public uses should be continued in a way that will preserve this distinct activity area. The downtown area should preserve the historic elements and promote the continuation of the historic character. Development decisions should look at promoting higher density with a strong mix of land uses in addition to well designed and contextually placed buildings. They should promote walkability and transit effectiveness for residents and visitors alike.

A detailed Future Land Use Map of this area is shown on Exhibit 9 in the List of Exhibits. Due to the unique character found within the Downtown Mixed Use area, specific sub-areas have been identified on Exhibit 10, and corresponding development guidelines are found in this section.



### General Development Guidelines for all of Downtown Mixed Use

1. Infill development should respect the density, scale, massing, and character of the existing uses that surround the proposed site.
2. New development should occur only in areas where public water and sewer services have sufficient capacity to serve and can meet any additional demand.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.

4. All new development should observe the regulations of this Plan, the zoning ordinance, and any special regulations that apply to the National Register Historic Districts that cover different portions of downtown Frankfort.
5. Rehab of historic properties should promote methods which repair historic material, instead of replacement with synthetic finishes.

#### **Capitol Avenue Development Guidelines**

1. Appropriate uses for this corridor from 2<sup>nd</sup> Street to the Capitol Building are residential, bed and breakfast establishments and offices.
2. Redevelopment and/or conversion of properties should reflect the scale and character of surrounding properties.
3. The historic character of the existing properties should be maintained.



#### **Mixed Use District Development Guidelines**

1. This area has a mixture of retail, office and residential uses that should be maintained and continued to create a “24 hour” active downtown.
2. Retail uses should be emphasized on the first floor with office and residential uses located on the upper floors.
3. Buildings should be set to the front property line with parking behind the structure where such development is the predominant pattern in the surrounding area.
4. The character of a building should reflect that of surrounding properties in design (i.e. window size and placement, structure height, signage, etc.).
5. Non-residential development in the area between Washington Street and the river should be evaluated on a case-by-case basis.



### St. Clair Street Development Guidelines

1. This area has a mixture of retail, office and residential uses that should be maintained.
2. Retail uses should be emphasized on the first floor with office and residential uses located on the upper floors.
3. Buildings should be set to the front property line with parking behind the structure where such development is the predominant pattern in the surrounding area.
4. Development should be compatible, in design, architecture and intensity, with surrounding development.



### Suburban Business Center

Suburban business centers are the commercial areas and corridors of Frankfort and Franklin County that serve the needs of the local residents. While the primary focus of these areas is retail sales and personal services, some office space may be intermixed. The size of suburban business centers should be controlled to limit expansion of commercial development and the increasing number of vacant buildings while providing flexibility to accommodate changes in the market.

#### Land Use Guidelines

- The primary land use in these areas should be retail, commercial, personal services and professional office spaces that are targeted toward residential and employees in Frankfort and Franklin County.

- Mixed use development of commercial/office on lower floors with residential on upper floors is encouraged when compatible to surrounding neighborhoods/development.
- These areas should be designed to be accessible by car, pedestrians, bikes, and transit from nearby residential and office uses.

### **Development Guidelines**

1. Suburban business centers should be located along highway corridors to accommodate the large amount of traffic generated by these uses.
2. New development should occur only in areas where public water and sewer services have sufficient capacity to serve and can meet any additional demand.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
4. Developers should be encouraged to develop creative business centers that do not place focal emphasis on the parking areas but on the commercial uses themselves. This can be accomplished by placing some parking behind buildings and internal landscaping throughout the parking areas.
5. Signage and lighting should be placed to ensure visibility without creating visual and light pollution.
6. Emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties.
7. Compatibility standards for the exterior design, site location, and interconnectivity should be emphasized and provided for new and infill developments.
8. Structures should not exceed 20,000 square feet in size.
9. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (turn lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)



## Regional Retail Center

Regional Retail Centers are the large-scale commercial centers that service the entire region and beyond. These uses are located along major highway corridors near the interstate to accommodate the large amount of traffic generated by such uses. These uses play an important role in the region's economy and may be expanded when the market and infrastructure allow.

### Land Use Guidelines

- The primary land use in these areas should be retail, commercial, personal services and professional office spaces that are targeted toward residential neighborhoods and employees in Frankfort and Franklin County as well as in the surrounding region.
- Residential uses, including multi-family housing should be discouraged in these retail centers unless part of a Planned Development.
- All quadrants of I-64 may be appropriate for Regional Retail Center uses within a radius not greater than 3500 feet as shown on the future land use map.



### General Development Guidelines

1. New development should occur in areas where water and sewer services are available from public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Regional Retail Centers should be located along major highways near the interstate to accommodate the large traffic volumes generated by the uses to prevent traffic



- congestion on the area's internal arterial and collector roadways.
4. The City/County should work to redevelop underutilized and vacated properties prior to the construction of a new development. Emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties.
  5. Signage and lighting should be placed to ensure visibility without creating visual pollution.
  6. Where infill development occurs, the density and character of the development should reflect the goals of creating attractive, accessible marketplaces that serve the needs of residents and employees in Frankfort and Franklin County and the surrounding region.
  7. Structures should be developed according to specific design guidelines (such as compatibility design standards for large buildings) to be developed by the City and County.
  8. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (turn lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)
  9. New development should incorporate public transit, bike, pedestrian and other multi-modal connections.



## Employment Center

Office employment and light industrial uses can and are being developed in a way that still provides a diverse economic base while blending in with residential and commercial areas. Employment Centers are areas that encompass primarily office, warehousing and light manufacturing areas in a campus style development. This style of development places buildings on larger

lots with landscaping and greenspace that are attractive and relatively free of offense.

### Land Use Guidelines

- The primary land use in these areas should be light industrial uses that are completely enclosed within a building as well as warehousing or professional office space or research and development.
- Retail uses associated with any of the light industrial, warehousing or office uses may be appropriate if the retail uses do not exceed 7% of the total building area.
- Residential uses, including multi-family housing should be discouraged in these business centers.



### General Development Guidelines

1. New development should occur in areas where water and sewer services are available from public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Employment Centers should be located near major thoroughfares to accommodate excess truck and automobile traffic.
4. Where infill development occurs, the density and character of the development should reflect the existing uses that surround the proposed site.
5. Larger sites with extra landscaping and buffer strips should be used in areas adjacent to residential uses to provide a transitional area.
6. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (deceleration, acceleration

- lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)
7. The City, County, and any new prospective business owner should utilize the information, research, and assistance available through the jointly funded Economic Development Authority.
  8. Both the City and County should encourage the development of high-tech industries, “dot com” facilities, and other computer and technology oriented businesses.

## Industrial

Industrial uses include establishments that involve heavy manufacturing, processing, assembling, and/or outdoor storage which are characterized by potential nuisance factors such as noise, vibration, odor, air emissions, etc. This land use category should be located with access to major thoroughfares and/or railroads and not adjacent to residential areas. These uses should be continued and expanded upon in a planned manner to lessen the impact on the public infrastructure and the surrounding land use pattern.

### Land Use Guidelines

- The primary land use in these areas should be industrial, and uses that include a mixture of office and industrial uses.
- Retail uses associated with any of the industrial or office uses may be appropriate if the retail uses do not exceed 7% of the total building area.
- Residential uses, including multi-family housing should be discouraged in these industrial centers.



**General Development Guidelines**

1. New industrial developments should be placed in areas where there is a minimal impact on residential uses and the natural environment.
2. New development should occur only in areas where public water and sewer services have sufficient capacity to serve and can meet any additional demand.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
4. Industrial developments should be located near major transportation systems including but not limited to railroads, highways and interstates.
5. Where infill development occurs, the intensity and character of the development should reflect the existing uses that surround the proposed site.
6. Larger sites with extra landscaping and larger buffer strips should be used in areas adjacent to residential uses to provide a transitional area.
7. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (turn lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)
8. The City, County, and any new prospective business owner should utilize the information, research, and assistance available through the jointly funded Economic Development Authority.
9. Both the City and County should encourage the development of high-tech industries.



## Special Public Use

These uses include public schools, fire stations, libraries, government agencies, etc. that are located throughout the community. These uses provide amenities to local residents that are service oriented. Where possible the County/City should plan for future community facilities, including schools and locate them in areas where they are easily accessed by residents through sidewalks and clear signage. If reuse of these lands becomes an issue, the Planning Commission should consider the land use of the surrounding area as well as the future land use designation of the surrounding area in their decision making process. (KSU, airport, Nat. Guard, Frankfort Cemetery, Greenhill Cemetery would be some examples of uses in this category.)

### Land Use Guidelines

- The primary land use in these areas should be public uses including, but not limited to schools, government buildings, etc. This includes properties that are being held for the future expansion of these public uses.
- Residential uses and nonresidential uses should be discouraged in these special public use areas.



### General Development Guidelines

1. Expansion of existing public/semi-public uses should be allowed where there will be minimal impact on surrounding residential uses.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Where infill development occurs, the density and character of the development should reflect the existing uses that surround the proposed site.
4. Larger sites with extra landscaping and buffer strips should be used in areas adjacent to residential uses to provide a transitional area.

5. Interconnectivity to adjoining neighborhoods and developments should be a priority for any uses within this land use category.



## Public Recreation

Includes all publicly owned parkland and public facilities for both passive and active recreation.

### Land Use Guidelines

- The primary land use in these areas should be uses including, but not limited to parks, recreational areas, designated greenspace, golf courses, etc. This includes properties that are being held for the future expansion of these public uses.
- Residential uses and nonresidential uses should be discouraged in these areas.

### General Development Guidelines

1. The development of parks, recreational areas and greenspaces should be done in conformance with a parks and recreation plan.
2. The City and County should encourage a mixture of active recreational uses such as hike/bike trails and ball fields as



well as passive recreational uses such as picnic shelters and green space.

3. When evaluating the location of possible new park sites, the City and/or County should examine those areas of the region that lack adequate park and recreational space.
4. Interconnectivity to adjoining neighborhoods and developments should be a priority for any uses within this land use category.



## Section 5: Transportation Plan

In May of 2000, the Kentucky Transportation Cabinet and the consulting firm of Jordan, Jones & Goulding, Inc. prepared a transportation plan for Franklin County with a particular focus on the Frankfort urbanized area. The following summary of that plan, including updates which reflect the FY 2006 (six year plan) from the Kentucky Transportation Cabinet, is incorporated herein as the transportation element of the Comprehensive Plan as required by K.R.S. 100. Portions of the plan are reprinted in this summary with permission from the Kentucky Transportation Cabinet.

The purpose of the transportation plan was to:  
 “Establish an integrated system of streets and roads that efficiently accommodate existing and future travel demands; Base future travel desires and resulting plans on projected socioeconomic and land use activities; Produce a recommended transportation plan that reasonably reflects the financial capabilities of the Commonwealth of Kentucky, the City of Frankfort, and Franklin County; and Conduct this study and develop a long-range plan that can be updated easily in the future.”

### 2010 Commentary

**An update to the 2000 transportation plan should be initiated prior to the next Comprehensive Plan update. The Planning Commission should appoint a transportation steering committee with assistance from the general public to determine the needs and potential solutions and projects to address the needs. This plan should examine improvements to existing collectors and arterials as well as new roadways necessary to support future growth. Recommendations should use the Complete Streets philosophy of addressing vehicular, transit, pedestrian and bicycle transportation modes. It should also identify existing and potential funding sources.**

In order to accomplish these purpose statements, Jordan, Jones & Goulding, Inc. analyzed the existing transportation system by evaluating the current functional classification or hierarchy of the roadways, daily traffic volumes, levels of service, accident incidence reports and existing system deficiencies. The consultants also prepared socioeconomic projections of the population and employment to evaluate the potential future demands that would be

imposed on the roadway network. A map illustrating the Functional Roadway Classifications is located in Exhibit 11.

Using the information collected during these analyses, a transportation model was developed that showed existing conditions and points of deficiency. This model was then used to evaluate scenarios based on the population and employment projections as well as various, timed improvements to the current roadway network. These scenario evaluations allowed the consultants and the Kentucky Transportation Cabinet to develop a timeline of improvements that would most benefit the Frankfort Urbanized Area. These improvements and the associated timeline updated per the current KDOT Fiscal Year budget are as follows:

**Six-Year Highway Plan ([committed](#) FY-06-FY12)**

- Widen US 60 (Louisville Road) from end of truck climbing lane just west of South Benson Creek Bridge (B97) to Vicky Way (length 1.4 miles).
- I-64 East bound at US-60 East bound; construct 2-lane ramp with a free-flow to the right and continue US-60 to Duncan Rd, where one lane must turn right at Duncan Rd. (length 0.345 miles).
- Frankfort-Lexington US 421, Leestown Rd; widen to 5 lanes from west of US-60 to 1600 feet East of Chenault Industrial Rd – Section 1 (length 2.3 miles).
- Frankfort-Newcastle; Reconstruct US-421 from top of Bald Knob Hill at end of Reconstructed Section to Harvieland Rd (length 1.5 miles).
- Correct sight distance issues on KY-151 south of I-64; Improve safety and operation of I-64/ky-151 interchange and widen KY-151 to accommodate left turn lanes (length 0.4 miles).
- Replace Bridge over Flat Creek (B40) 6.2 miles northeast of Junction US-421 (length 0.1 miles)
- Replace Bridge over tributary of Flat Creek (B79) 4.6 miles northeast of junction US-421 (length 0.1 miles).

- Replace bridge and approaches on KY-1665 over Stoney Creek (B48) 0.1 miles west of junction US-421 (length 0.1 miles).
- Pavement rehab and Bridge widening on I-64 from mile point 47.7 to mile point 53.12 (length 5.42 miles).
- Construction of retention /detention basin on I-64 at mile point 58 associated with flooding due to road construction (length 0.1 miles).
- Construction of retention /detention basin on US-421 at mile point 2 south side associated with flooding due to road construction (length 0.1 miles).
- Reconstruct intersection of KY-2817 (Cardwell Lane) and C. Michael Davenport Drive (length 0.1 miles)



The following are recognized UNFUNDED transportation needs as ranked by the Bluegrass Area Development District in 2007: Note: Before BGADD publishes the regional priorities for road projects, local priorities are identified by counties and municipalities, and then sent to BGADD to advise them of local interests in identifying regional priorities. As such, these rankings do not necessarily match the proposed rankings identified locally.

#### **Statewide Transportation Plan (20-Year)**

Major widening of Interstate 64 to six lanes from US 127 to US 60.

#### **Long-Range Transportation Improvements**

**Priority I (High Priority)**

Priority I projects are “urgently needed to sustain the functionality of the Frankfort/Franklin County transportation system.”

- Reconstruction of US Hwy. 460 from Redding Rd to 0.2 miles East of KY-3378 (Fisher Mill Rd) –Section 2 (length 4.2 miles).
- Widen US 60 (Louisville Rd) from Evergreen Rd west to Shelby County line.
- Widen US 60 to six lanes from US 460 (“Spaghetti Junction”) to I-64 .
- Holmes Street- reconstruct and widen with bikeway from High Street to US-127 (Wilkinson Blvd –aka Thornhill Bypass). Alternate improvement may include the extension of Clinton St. to form a couplet. Future studies to determine number of lanes.
- Construct turn lanes at KY 1262 and Steel Branch Rd
- Devil’s Hollow Road – widen to 3 lanes from Pea Ridge Road to US 127 in Frankfort
- EAST MAIN ST – implement access management from KY 1659 to US 460 in Frankfort. Includes feasibility of restriping
- Widen the West Frankfort-Capital Plaza Connector (US 127) to six lanes from US 60 to Wilkinson Boulevard.

**Priority II (Medium Priority)**

Priority II projects are needed to “enhance the mobility of the system by providing alternate travel routes to existing corridors.”

- US-60 (Versailles Rd.) – implement access management from US-460 (E. Main Street/Spaghetti Junction) to I-64. Includes consolidation of access points, closing medians and providing frontage roads
- Major widening of US-127 to 6 lanes from I-64 to US-60 (Louisville Rd).
- Wilkinson Blvd – construct right turn lane at Mero Street.
- Construct turn lanes at KY-2919
- Construct turn lanes at Swallowfield Rd
- Widen Duncan Pike to 4 lanes from US 60 to the Industrial Park.
- Major widening of KY-1681 from 1600 feet e of Chenault Industrial Road to 1200 feet east of Duckers Rd.
- Bald Knob Hill (US-421) , reconstruction from end of existing improvements approximately 0.9 miles north of US-127 to Harvieland Rd.
- Reconstruction of 460 from end of 4 lane to Redding RD. Section 1

**Priority III (Low Priority)**

Priority III projects will “meet future demands for additional capacity resulting from growth in the Frankfort Area.”

- New four-lane connector road from a new partial interchange with I-64 near Hanley Lane to Glenns Creek Road/Martin Luther King Boulevard at the East-West Connector (KY 676). The partial interchange should only serve the new connector road.
- Reconstruction of US-421 from KY-12 to KY-55 in Henry County.
- Evergreen RD.-reconstruct from US-127 to US-60
- Relocation of KY-1665 from US 127 at Jones Ln. to US 60 at State Game Farm. Listing assumes systems upgrade & the removal of existing Cardwell Ln. from state maintenance.
- I-64: address level of service and safety issues at Exit 58 (US-60) on I-64.
- New interchange at relocated KY 2817 (Cardwell Ln.).
- Widen Wilkinson Boulevard to six lanes from the West Frankfort-Capital Plaza Connector (US 127) to US 60 (E. Main Street).

### **Other Transportation Improvements:**

It is strongly encouraged that the signalized timing of the lights on all arterials be annually inspected and adjusted by the Kentucky Transportation Cabinet to provide the most efficient flow during peak hours.

The transportation plan, found within the *Final Report of the Frankfort Urban Area Transportation Study* dated May, 2000, incorporated herein by reference, also provides several suggestions to improve pedestrian and bicycle connectivity to lessen the amount of vehicular traffic. These include improvements in the downtown area as well as the development of a bike trail through the Rails to Trails program.

In order to provide a safe & efficient transportation system, traffic calming is encouraged on existing & future roads.

### **Franklin County committed projects:**

#### Major Road Widening Projects

- Wash Road: pavement widening to 18-feet for entire length (1.21 miles)
- Hickory Ridge Road: pavement widening to 18-feet for entire length (.378 miles)

#### Bridge Projects

- Steel Branch Road: Re-alignment and convert to two-lane
- Stockton Road: Re-alignment and convert to two-lane



- Taylor Branch Road: Re-alignment and convert to two-lane

A map of the committed 6yr plan can be found in Exhibit 12 and a map of the unfunded improvements, as well as a map of the unfunded improvements with the 2020 Land Use Map can be found in Exhibits 13, and 14 respectively in the List of Exhibits in Section 8 of this document.

### **Military / Airport Transportation Section:**

The Capital City Airport and the Boone National Guard Center is located within the city limits of Frankfort at the eastern portion of the city limits along US 60 (Louisville Rd) and US-127. In 2005, the Capital City Airport expanded its runway to meet current safety guidelines. In 2007, the Board of City Commissioners and County Fiscal Court adopted a resolution supporting the proposal of the Kentucky National Guard to expand by adding an Army Aviation Support Facility (AASF). The AASF is projected to increase personnel by 20 employees, an additional \$1.5 million toward economic impact, and retain the existing 67 personnel and 400 traditional weekend Guard soldiers. In 2006, the Capital City Airport was placed under the management of the Transportation Cabinet.

### **Bicycle/Pedestrian Transportation Section:**

The Pedestrian and Bicycle Network Plan was developed in 2007 as a joint effort between city government, county government and WalkBikeFrankfort. The plan was developed to identify and prioritize an interconnected, non-motorized transportation system that links neighborhoods to schools, parks, and shopping centers. Planning and then implementing a walking and biking network will greatly help those that cannot drive or cannot afford to drive a vehicle. It will also help citizens improve their health by providing avenues in which they can walk, run and bike. The network consists of many types of facilities: shared-use paths, bicycle lanes, sidewalks, shared roadway shoulders, shared roadways, and hiking trails.



Because no plan had been developed previously, there was a strong public input component with emphasis on identifying specific needs for walking and biking facilities and potential solutions. As a result of a series of public charrettes held in March, 2007, the steering committee took those ideas, compiled them into a master map and then reviewed the feasibility of each project with the help of volunteer teams. Once complete, a final network map was presented to the public. At the final public meeting in October, 2007, citizens prioritized segments of the network. This resulted in a final prioritization of critical projects.

The network will serve as a master plan for decision makers when considering new development, new public facilities, road resurfacing, grant requests and code enforcement. In addition to the network map and prioritization map, there are maps that designate changes to roadway striping and roads that need *Share the Road* signage. The plan should be updated annually as new information is obtained and as the city evolves. Standards for walking and bicycling facilities should be reviewed and updated in the Subdivision Regulations. Requirements for new developments should be addressed in the update of the Zoning Ordinances.

A Bike Facilities map, and the Walk/Bike Priority Loops and Links Map, are located in Exhibits 15, and 16 respectively.

### **Public Transit Transportation Section**

The Frankfort Transit System provides three fixed routes covering all major shopping centers, doctor's offices, hospital, senior citizen's complex and most state office buildings. This service runs from 6:45 a.m. to 5:40 p.m., Monday through Friday and from 8:05 a.m. to 3:40 p.m. on Saturday. A printed schedule is available showing the three routes and their scheduled times at the different locations with the fares being 50 cents for passengers two years and up, senior citizens 25 cents each way and with transfers free.

Also a complementary paratransit services is offered to the elderly and disabled citizens who cannot get to the regular fixed routes with fares being \$1.00 each way covering all points of the City limits, Monday through Friday from 6:00 a.m. to 5:30 p.m. and on Saturday for any one who has scheduled a trip. Under this service, you must call 24 hours (one day) in advance to schedule a ride.

A map of the Three Frankfort Transit Bus Schedules is located in Exhibit 17.

### **Railroad Transportation Section:**

Frankfort and Franklin County have railroad transportation that is located along one of the County's industrial parks, as well as down town. While over the years, some of the railroad tracks have been abandoned, leading to opportunities for programs such as "rails to trails", much of the rail system remains functional and is used regularly. In, 2006/2007 one of the tunnels was increased in height to allow for the ability of double deck boxes to utilize the rails. There is movement on increasing the opportunities of the rail system and this is encouraged by this Plan.

### **Development Guidelines:**

- Regulations should include requirements that traffic analysis reports are to be provided for developments or zone map amendments that typically generate 100 peak hour trips on any public roadway.
- Regulations should include requirements that all development plans, proposed subdivisions, and building permits that are currently located on existing public roads are to dedicate additional right-of-way when such roads are determined as insufficient in right-of-way width.

New developments and subdivisions that have a transportation improvement anticipated by this plan (walk/bike paths, new road improvements, airport expansions, new transit stops, etc.) should be required to ensure that the proposed development will not impede the identified improvement; furthermore, that land be preserved for such identified improvements for a minimum of 2 years.

- Regulations should provide maximum thresholds related to the acceptable and non-acceptable level of service for intersections that new development generates. Such as new developments or zone map amendments should not be approved if the level of service at an intersection is decreased by more than two (2) grades or by lowering the current delay times at intersections that is already at a level of service F.
- Access management is an important element for the safe and effective movement of persons and vehicles. Transportation designs should consider but not be limited to the alignment of intersections, frontage/rear access roads, medians and median openings, driveway design and turning movements. To achieve a safe transportation environment, development regulations should include standards to:

1. Encourage access to and between individual sites to minimize congestion on the transportation network,
2. Accommodate for the safe movement of alternate transportation modes (i.e. pedestrian, bicycle) in roadway and site design.
3. Work with the Kentucky Transportation Cabinet and local road officials to minimize curb cuts along arterial roads and encourage shared access.
4. Continue to require interconnectivity of the local street system to undeveloped land for future connections.
5. Develop minimum interior road connectivity standards within new subdivisions.
6. Work with State and local officials to analyze traffic signal spacing within the transportation system to improve through traffic flow on arterial streets.

## **Section 6: Community Facilities Plan**

Everyone in the community would agree that growth impacts every aspect of the community. To ask the average resident the pros and cons of development would result most likely in a long list of negatives including overcrowded schools, costly public utilities, the lack of parks and numerous other ill effects. However, when the impact on various community facilities is addressed as part of a comprehensive plan, it is much easier to address the problem and plan solutions in advance of the growth. Fortunately for both the City and the County, many of the community facilities have well-established records of planning for the future and have set up their own institutional planning efforts.

The following sections provide a summary assessment of various community facilities, including in some instances, policy recommendations intended to help ensure that the goals and policies of this plan are met. Some of the information and verbiage is taken, where appropriate, from the 2001 Frankfort/Franklin County Comprehensive Plan.

### **Water Supply and System**

Much of Franklin County is served with public water service, although some of the more rural or rugged areas of the county are not yet completely served. Currently only the extreme northwestern and northeastern areas of the county are without public water service. A 42-inch water transmission line from Pool #3 of the Kentucky River that will supply up to 20 million gallons of potable water per day to Fayette County/Kentucky American Water's current service area has been constructed in northeastern Franklin County by Kentucky American Water. (See map, exhibit 18). Currently, only emergency service in the form of fire hydrants provides water to Franklin County from the pipeline. The option of obtaining water from Louisville has been discussed by local officials.

The primary source of treated water for distribution in Frankfort and Franklin County is the Frankfort Plant Board (FPB). The current water treatment plant has the capacity to treat 18 million gallons of water per day. Peak demand for treated water is currently 14 million gallons per day with average demand well below that number. The FPB continually monitors the demand and capacity of

the existing system in order to assess what improvements will be required over the next five years.

While the FPB provides water service to the central portion of the county including the City of Frankfort, five rural water providers including the Elkhorn, Farmdale, North Shelby Water Company, Peaks Mill, and U.S. 60 Water Providers provide water to outlying portions of Franklin County, as illustrated on Exhibit 19, Franklin County Water Service Areas Map. As growth continues, the rural providers, with limited financial and technical resources, will be pressed to provide water service at the level currently provided. This plan recommends that opportunities for consolidation of water service providers be examined and pursued as practicably possible. Provision of water service, by capacity, should be examined as a planning tool. Water service should be made available to all residents of Franklin County. However, lines should be sized to accommodate or encourage only that land use type and intensity recommended by this plan.

A map depicting water systems is located in Exhibit 20.

### **Kentucky River Potable Water Availability**

Under normal conditions (i.e. non-drought conditions), the Kentucky River has more than an adequate amount of water available to be pumped to the FPB treatment plant. During the typical lowest flow period of early fall, the median flow at Lock 4 is 567 cubic feet per second (cfs) or 366 million gallons per day (mgd). The problem, however, is when flow in the Kentucky River drops to a critical level. That critical level is currently established as the 7Q10 flow at Lock 4. This level of flow is expected to occur once every 10 years, but like a 100-year flood it is just a statistical number and could occur more frequently. The amount of water available to the FPB is controlled by their water withdrawal permit. If the flow in the river drops below 172 cubic feet per second (cfs), the FPB is currently required to cut back on their withdrawals from the Kentucky River based on their Kentucky Division of Water permit. To compound the problem, the critical flows in the river normally correspond with peak water demand due to the increase in outdoor water use. With the current water supply and withdrawal limitations, it is likely that the water demands of the FPB would be greater than their allowable withdrawals from the river during a drought. The Kentucky River Authority (KRA) installed water release valves at Locks 5, 6 and 7 in 2006. These valves will help KRA to maintain minimum river flows for water quality and also allow us to transfer water from these upstream pools. A valve operating plan has been developed for the upper Kentucky River



(Pools 8 through 14) that specifies how the valves are to be used during a drought. KRA is currently working on the development of a similar operating plan for the lower river (Pools 3 through 7). Based on the amount of water available in pools 3 through 7, including the inflow from Dix Dam, it is likely that the permits for water withdrawals in these pools could be adjusted. While the Division of Water would be the issuer of the water withdrawal permits, this valve operating plan will be an integral part in helping to establish the water withdrawal limits for the utilities in pools 3 through 7.

The Lock 4 project involves a major rehabilitation of the navigation lock at Lock 4 in Frankfort. The purpose of the rehab work is to further the usable life of the navigation structure at Lock 4, which is still in working order but that has shown numerous mechanical/electrical problems over the last couple of years. Due to the mechanical nature of the locks, major maintenance items such as replacing the miter timbers, resetting/replacing anchorages, refurbishing/replacing the lock chamber emptying and filling valves, etc. are required on routine intervals. Another major issue is the stability of the stone masonry lock walls which are over 160 years old. Part of the design will include a stability analysis of these walls and the design to bring them up to current stability criteria.

The navigation lock is a critical component of the Lock and Dam system. A complete failure of both sets of lock gates would cause the water level in Pool 4 to drop significantly which in turn would affect the ability of the FPB to withdraw water from the pool. The design contract for this project (which also includes design for Lock 3 and Dam 3, near Monterey) has been awarded and most of the site survey work has been completed as well as core sampling to determine foundation parameters. It is unlikely that construction would begin during the 2007 calendar year, however, the KRA would like to have the project ready for bid by the end of 2007. KRA has \$5 million budgeted for the Lock 4 rehabilitation. The actual cost is highly dependent on the stability of the lock walls. If the lock walls are found to meet stability criteria, and the work is limited primarily to working on the mechanical and electrical components of the lock gates, the project cost should be significantly less than \$5 million.

### **Impacts of Recreational Uses of the Kentucky River**

The Kentucky River Authority (KRA) has indicated that recreational use on the river will have negligible impact on the

potable water in the Kentucky River. KRA is planning to maintain the current lock schedule hours at Lock 4 which are primarily Saturdays and Sundays during the summer months. Because of the limited lock hours, a majority of recreational traffic will still originate from the local boat ramps servicing the river in Frankfort. As for the amount of water available, the river level is not controlled (i.e. managed) by the Lock and Dam structure, so there will be no difference in the amount of water available in pool 4, with or without a functioning navigation lock. During a severe drought, the preservation of the pool level behind Dam 4 would have precedence over recreational boat lockages. Because each lockage cycle passes approximately 0.5 million gallons of water downstream, the KRA would cease lock operations if they were having detrimental effects on the pool level. This was done once before during the 1999 drought at Lock and Dam 10 near Fort Boonesboro.

## Sewage System

As of the date of this plan, the City of Frankfort, Sewer Department, operates the only sanitary sewer system in Frankfort and Franklin County. The sanitary wastewater collection and treatment system consists of sanitary sewage collection lines extending throughout the City of Frankfort and extending beyond the City boundaries in some areas (i.e., industrial areas located on the southeast quadrant of I-64 and U.S. 60). The Frankfort Wastewater Treatment Plant is located on the west side of the Kentucky River just northeast of the Bellepoint neighborhood.

The Frankfort Sewer Department, during the last planning period, expanded treatment capacity at its plant from 6.6 million gallons per day to 9.9 million gallons per day. It is anticipated that this



increase in capacity will adequately handle additional demand created by the growth anticipated by this plan. It is anticipated however that the collection system will experience capacity problems in some areas during the planning period. In particular, the extreme eastern, western, and southern portions of the existing service area may experience such problems.

The Frankfort Sewer Department is currently studying these potential problems and anticipates that any problems encountered can be adequately addressed. In addition, sewer line extensions and improvements are being evaluated and prioritized in the Frankfort/Franklin County 201 Facilities Plan. Specific details and locations for each of these extensions are available to the public within the 201 Facilities Plan at the office of the Frankfort Sewer Department. Exhibit 21 illustrates the original and proposed 201 Planning Area Map. Within the green boundary line, north of I-64, are areas currently served by the Frankfort Sewer Department. The pink boundary to the north illustrates future service areas.

The City of Frankfort is negotiating a Consent Judgment with the Kentucky Environmental and Public Protection Cabinet concerning the operation and maintenance of its wastewater collection system. The agreement is in the form of a Consent Judgment to facilitate the enforcement of its terms. The Cabinet requested the City to enter into the agreement because of problems with the City's aging wastewater collection system, including unpermitted sanitary sewer discharges from the sanitary sewer collection system and problems with it combined sewers in downtown Frankfort. Exhibit 22, Sanitary Sewer System, illustrates the locations of ten sanitary sewer basins and locations where sanitary sewer overflow (SSO) occurs. In basins 8, 9 and 10, the sanitary sewer may also convey rainwater. The problems with the wastewater collection system generally only occur during and after a heavy rainfall. Exhibit 23, Combined Sewer Outfall (CSO) Location Map, illustrates locations of permitted combined sewer outfall locations.

The agreement recognized that the City has already completed a substantial amount of work to meet the requirements of the water pollution statutes, but also recognized that this work is an ongoing and evolving effort. The completion of the steps required by the agreement will make significant improvements to the City's wastewater collection system. It will also ensure that the City's water discharge does not negatively affect the water quality of the Kentucky River.

Franklin County also has 35 "package" sanitary sewage treatment plants serving small areas or developments. Eleven of these plants are located in the southwest portion of the County. Although these individual wastewater treatment systems allow development to occur in areas and at densities not otherwise allowed, ongoing upkeep and maintenance of these plants is a problem. On-site sewage disposal systems, also widely used throughout Franklin

County, can be problematic. Poor soils for on-site sewage disposal systems, shallow soils, subsurface rock structures and sinkholes are just a few of the problems that plague on-site sewage disposal in Franklin County. With these considerations in mind, many of the land use development policies and implementation strategies of this Plan recommend that a significant portion of development occur in areas reasonably served by sanitary sewers. During the last planning period, Franklin County Fiscal Court formed the Farmdale Sanitation District. One of the goals of this district is to provide sewers, in conjunction with the Frankfort Sewer Department, to the southern portion of Franklin County, where ten of the plants are located.

## Storm water

The Storm water Phase II Final Rule required City of Frankfort and Franklin County to obtain a National Pollutant Discharge Elimination System (NPDES) permit and develop a storm water management program. The storm water management program must consist of six required elements that are aimed at significantly reducing pollutants discarded into the receiving water bodies.



The following six minimum controls will continue to be implemented over the next 5 years to meet the requirements of the Clean Water Act:

1. Public Education and Outreach
2. Public Involvement/Participation
3. Illicit Discharge and Elimination
4. Construction Site Storm Water Runoff Control
5. Post-Construction Storm Water Management
6. Pollution Prevention/ Good Housekeeping

Development of the new regulations and standards will provide a mechanism for the inclusion of erosion and sediment control standards. During the permit life, the City of Frankfort and Franklin County will work to incorporate water quality measures into developing enhanced drainage standards and creating inspection and enforcement procedures.

Some recent projects to improve the drainage infrastructure include:

- West Frankfort tunnel project
- Holmes Street drainage tunnel
- Cave Run (Meadows Subdivision) drainage project

The following improvement projects identified below were funded in the 2007-2008 fiscal year and are targeted to serve existing development (not add future capacity):

Storm water related:

- Holmes Street

Sewer related:

- Shelby Street
- Allnut Drive
- Cardinal Hills
- Two Creeks

A map of existing storm water infrastructure is illustrated in Exhibit 24.

## **Electric Service**

Four different electricity providers currently serve Frankfort and Franklin County as illustrated on Exhibit 25, Electric Service Area. The south-central portion of the county, including the City of Frankfort, is served by the Frankfort Plant Board (FPB). The Plant Board purchases its electricity wholesale from Kentucky Utilities. Current FPB receiving facilities can handle 200 megawatts with current demand at the 150 megawatt level. Demand is expected to double to 300 megawatts over the next ten to fifteen year period. Plans are underway to upgrade facilities to accommodate that demand.



Kentucky Utilities serves a portion of the county as does Shelby County Rural Electric and Bluegrass Energy Company. These electric utility providers have adequate capacity and do not anticipate service difficulties over the planning period.

## **Natural Gas Service**

The City of Frankfort, as well as some areas of Franklin County, are served with natural gas by Columbia Gas of Kentucky Inc. and Atmos Energy Corporation. Typically, expansion of the Columbia Gas service area occurs only on an “as requested” basis with developers or users installing the new lines.

## **Telecommunication Service**

Telephone and internet services are provided to the City and Franklin County through AT&T and the Frankfort Plant Board. The Frankfort Plant Board Cable/Telecom Department is currently extending facilities along Hwy 127 N (Owenton Rd) to a point approximately  $\frac{3}{4}$  mi. north of Bethel Lane. This construction will provide full service network (FSN) services (digital CATV, telephone and cable modem) to approximately 100 additional residents in this area. As of March 2007, this is the only major extension that has been budgeted and approved for construction in the Plant Board service area.

There is also construction in progress that will provide FSN services to several new residential developments in the area including – The Vineyards, Armstrong Crossing, Pebblebrook, Sycamore Crossing, Pinehill and Pinewood subdivisions.

The Plant Board is continually expanding its services to accommodate the anticipated growth demand. This includes increasing the capabilities (internet speeds) concurrently as technology advances.

There are currently 14 telecommunication facilities located throughout Franklin County providing service, as illustrated on Exhibit 26. Telecommunication service providers on those facilities include AT&T, Verizon, Wireless Blue, Sprint, Nextel and T-Mobile.

## Recreation

The majority of recreational facilities and programs for Franklin County are provided by the City of Frankfort Parks and Recreation Department. In Franklin County, however, Franklin Fiscal Court owns and operates its own recreational facility, Lakeview Park. Both recreational providers have ongoing plans to improve the quality and quantity of recreational opportunities for citizens of Frankfort and Franklin County.

The Frankfort Parks, Recreation and Historic Sites Department has made numerous facility improvements to passive recreational facilities at Riverview Park, Forthill Park And most recently and currently at Cove Springs Park. These improvements continue to make these facilities more user-friendly and attractive to residents. The Recreation Department also recognizes that, in order to better serve residents, and to meet the additional demand generated by the growth anticipated by this plan a comprehensive Master Park Plan was created and approved in late 2003. One of the identified high priority recommendations of this master park plan is to build a new aquatics center. The exact location for this center has not yet been determined. Exhibit 27, Frankfort Parks and Recreation Master Plan, illustrates both existing and proposed parks, as well as schools and state facilities.

There is a joint committee currently proceeding the initiating of a community wide walk and bike path as indicated in Goal 3, Policy 6 of the Land Use Plan. A series of public meetings have been held to identify potential walk/bike paths.

Several recent improvements have been completed at Lakeview Park, which is owned and operated by the Franklin County Government. Some of these improvements include the lighting for softball fields, a skateboard facility and the addition of two covered pavilions used for agricultural activities. The Carter House is a colonial style home that is available for rent by the public and is often used for group meetings and wedding receptions. The Hancock pavilion is also available for rent to the public for picnics, family reunions as well as general use which includes electric service and restroom facilities. Lakeview Park has recently completed the paving of its golf cart paths and is actively pursuing funding for new playground equipment, additional landscaping along the park perimeter as well as sidewalks along Steadmantown Lane.

It is also important to note that in 2006 a requirement within both the City and County Subdivision Regulations now require the dedication of open space within certain residential subdivisions. Furthermore, Franklin County has several creeks and streams that provide recreational activities that are also on the current 303(d) [Clean Water Act] report for impaired use. The stream segments are as follows:

➤ Elkhorn Creek – River mile 0.0 to 17.8  
 Impaired use – Swimming, Fish consumption  
 Pollutant – Pathogens, Mercury suspected source – Agriculture, Unknown

In addition there are several other creeks in Franklin County; including Benson Creek, North Benson Creek, North Fork of North Benson Creek, and Flat Creek that have an impaired use of Aquatic Life due to siltation and organic enrichment from agriculture and construction activities.

## Public Protection Services:

### Police:

Police protection for residents of Frankfort and Franklin County is provided by three law enforcement agencies or entities. The Frankfort Police Department provides police services within the city limits. The Franklin County Sheriff's Office provides policing for the unincorporated portion of the County as does the Kentucky State Police. Furthermore the Kentucky State University's Campus Police regularly assists these three law agencies.



Near the intersection of Second Street and Steele, a new public facility was constructed and opened in 2008. The new facility houses the police department, E-911 dispatch center, fire administration, emergency management and the Emergency Operation Center (EOC).

### **Fire:**

Fire protection is provided to areas within the City of Frankfort by the Frankfort Fire Department. The Franklin County Fire Department provides fire service to unincorporated Franklin County. However, there is a great deal of cooperation between the departments as well as the sharing of some facilities. Both departments have full-time firefighters increasing the quality of fire fighting efforts. Over the next ten to twenty years, both departments plan to continue updating equipment and facilities to serve the additional growth anticipated by this plan as well as existing residents and businesses. A map illustrating the county and city fire station locations can be found in Exhibit 28, in the list of Exhibits.

### **Emergency Medical Service:**

The Franklin County Fire Department responds to all emergency medical calls within the unincorporated areas of the County as first responders. All Franklin County fire personnel are trained and certified as emergency medical technicians.

The City of Frankfort provides Emergency Medical Service (EMS) for Frankfort and Franklin County. All the Frankfort Fire & EMS emergency responders are required to be trained at least the EMT-B (basic) level. As of 2007, of the 90 plus employees, 42 are trained to the advanced level of paramedic (EMT-P). All ambulance services are provided to residents of Frankfort and Franklin County by the Frankfort Fire Department. There are 4 ambulances staffed 24/7 with 2 personnel, one of which must be a paramedic. A fifth ambulance is staffed likewise Monday- Friday primarily for non-emergency transportation. (The City and County have an intra-local agreement that states the City provides the ambulance service where as the County Fire Department sends a minimum of one EMT to all medical runs).

### **Emergency Management and Homeland Security Services**

The City of Frankfort has spent \$4 million in disaster preparedness received from Office of Homeland Security. In the event of a hazardous materials situation, the City and County have a

Hazardous Materials Team plus two large vehicles specially equipped for this threat. Disaster and Emergency Services for all of Franklin County are delivered by the Franklin County Fire Department. As of March 2007, all fire fighters have been trained in the handling of a hazardous materials emergency. The City has invested in chemical suits and gas masks to equip police officers. The City has created an Emergency Preparedness and Response Group, consisting of entities such as Police, Sheriff, EMS, PWA, Hospital, Health Department, Emergency Management, FBI and other response agencies to prepare for all emergency threats.

The entire county is served by an enhanced E-911 system. Community mass notification falls under the Frankfort / Franklin County Office of Emergency Management and Homeland Security. There are several methods of notification that are currently utilized such as cable TV override, outdoor warning sirens, web site, and local media outlets. In FY 2005 a Homeland Security grant was approved and granted to Frankfort / Franklin County to purchase a mass notification system that was capable of placing a large volume of phone calls, faxes, & e-mails to citizens in the event of an emergency or disaster. By using this system the City/County now has the capability of placing up to 30,000 out-going calls simultaneously and receiving 20,000 in-coming calls at the same time. Data is obtained through BellSouth and by encouraging citizens to provide additional information at [frankfortema.com](http://frankfortema.com). The system has a large range of uses such as the notification of the whole county or just a street or radius of an incident. The system has already been used to locate missing children, call in off duty personnel, and to notify neighborhoods of events occurring in their area.

In concert with planning efforts by the City, Frankfort Regional Medical Center (FRMC) has purchased decontamination tents. FRMC has also purchased enough Cipro and antibiotics for all emergency responders and families. FRMC is adequately equipped to deal with the community's medical needs in a disaster situation. The County and the City have selected a joint Emergency Management Director for the City and County.

## **Public Healthcare**

Frankfort and Franklin County are well served by medical services and facilities. The Franklin County Health Department, private practice nurses and physicians all provide health care services. The Franklin County Health Department has three locations which serve

the community and each location provides a different service. Clinic Services are provided at the 100 Glenn's Creek Road location and includes services such as well child exams, cancer screening, immunizations, pre-natal and nutrition counseling. Community Health Education services, located at 851 East-West Connector, provides educational resources to the community concerning healthy lifestyle behaviors. This location also has an Environmental Services branch, consisting of staff who investigate and inspect over 35 different project reporting areas. The largest programs are the on-site sewage program and the retail food program. Lastly, the Health Department provides Home Health services at 231 E. Main Street, which is a service provided to homebound clients as an alternative to nursing home or hospital stays.

The community is served by one hospital, the Frankfort Regional Medical Center (FRMC), a 173 bed facility located on the west side of the County on Kings Daughters Drive. It currently employs 600 employees and has a payroll of \$27 million annually. The 200 physicians on staff provide 30 medical specialties to the community. The Emergency Room volume is about 30,000 visits per year and ER wait times are among the lowest in the nation (2 hrs from check in to discharge). Currently, there is not a need for an urgent care facility on the east side of Frankfort and such a facility is not in FRMC's master plan (however within the next 20 years it is conceivable that a walk- in urgent care facility will be needed.)The healthcare field, more than most, is very responsive to service demands. Thus, over the period of time covered by this plan, it is anticipated that the additional growth projected will not cause healthcare service problems.

## **Education Facilities**

Although Frankfort and Franklin County are also served by private schools providing classes and educational opportunities to elementary and middle school students, this Plan will focus on public educational facilities. The community is directly served by one postsecondary education institution, Kentucky State University (KSU). It serves the continuing education and adult educational needs in the community. It is not foreseen that the growth anticipated by this plan will adversely impact KSU. The University appears to be well positioned to handle any additional demand for services created by the growth anticipated by this plan. KSU has prepared a master plan for the university – one of the primary goals is to increase the student population by approximately 2000



students over the next 10 years and to add numerous facilities to accommodate both the existing and future students. A conceptual master plan map, Exhibit 29, illustrates the facility plan.

Frankfort and Franklin County are served by two public school systems. One being the Frankfort Independent School System, which serves the oldest neighborhoods of Frankfort. Over the planning period, the Frankfort School System foresees little problem handling growth this plan anticipates, based primarily on



the fact that most of the new residential development is projected for areas outside the current school system boundaries. The school system recently renovated and added on to Frankfort High School to add 7<sup>th</sup> and 8<sup>th</sup> grade students. A part of the addition provides a cafeteria for its students.

The other is the Franklin County School system which in the last five years, has constructed three new schools: Westridge Elementary School off of Devils Hollow Road – replaced the aging Bald Knob School; Peaks Mill Elementary off of Ridgeview Drive – replaced the older one further in the county off of Peaks Mill Road; and Bridgeport Elementary School off of Doctors Drive – replaced the older one off of Bridgeport Road. In addition to these new schools, four other schools had additions and alterations made to them to better serve the children of Frankfort and Franklin County. Due to growth in the eastern portion of Franklin County, the school system has selected a new location and constructed a new elementary school off of US 421/Leestown Road. Additionally the Franklin County Public Schools have recently approved a four year District Facility Plan which addresses anticipated growth in the district. This plan includes building a new elementary school on the west side of the County, additional classroom space at Bondurant Middle School and Elkhorn Middle School, and major renovations at the Franklin County Career and Technical Center, Franklin County High School, and Western Hills High School.

In summary, it would appear that the local school systems are well positioned or plan to be well positioned to handle additional demand that may occur.

It is also important to note that the city and county subdivision and site plan regulations requires the review by the school board prior to any approval of certain subdivisions to ensure the affected district can accommodate the anticipated increase of enrollment by such new development. The locations of public schools are depicted on Exhibit 30.

## Household Waste - Landfills

The City of Frankfort and Franklin County both provide household waste collection to its single-family residences. This service is provided at no cost to the residents in the county, while non-residential uses in Frankfort and Franklin County are required to contract with a service provider of their choice to remove their waste. Both governments contract with Republic Services, Inc. to dispose of the household waste in the Benson Valley Landfill. The Benson Valley Landfill is currently nearing capacity.

Republic Services, Inc. has submitted a permit application to the Division of Waste Management to expand the waste disposal area to the north of the existing Landfill into property that has been rezoned as an Exclusive Use Zone for Landfill; the permit application has been approved, which will add approximately 20,000,000 cubic yards of capacity, which is projected to extend the operating life of the Landfill by approximately 20 years. Republic Services, Inc. has also considered expanding the existing waste disposal area within the current permitted boundaries of the Landfill to the south, but has not submitted a permit application for this expansion to the Division of Waste Management.

Mandatory recycling is not required in either Frankfort or Franklin County. However, recycling services are provided by the City of Frankfort, Franklin County and Republic Services, Inc. Additional

recycling resources and providing for mandatory recycling are tools that should be considered to increase the operating life of the landfill.



During the previous planning period, the Zoning Ordinance was amended to include the new Section 4.6 establishing the Exclusive Use Zone for Landfills (EZ-L). This amendment to the Zoning Ordinance provides for a means to rezone property to be used for a landfill. The requirements for the Exclusive Use Zone for Landfills are in no way site-specific for the existing landfill. Therefore, when any landfill is proposed, the following issues should be carefully considered in the decision pursuant to the requirements of the Exclusive Use Zone for Landfills:

- Location relative to residential neighborhoods
- Protection of environmental and other natural features
- Public involvement
- City and/or County involvement
- Surrounding land uses
- Compliance with local, state, and federal mandates

## **Hazardous Waste**

The City and County are not planning for hazardous waste sites, nor are there any currently within Franklin County. There may be hazardous waste sites elsewhere outside of the county. Should future sites be considered in the City or County, public hearings should be mandatory to address the issue as outlined in the above landfill section.

## Section 7: Implementation Program

This Implementation Program will guide Community elected officials, Planning Commission and committee members, staff and the general public in the effort to put into practice the adopted Comprehensive Plan goals and policies. The purpose of the implementation plan is to ensure that the overall vision set forth in the Comprehensive Plan is translated from general ideas into actions.

Some of the implementation actions are processes or procedures that the City and/or County currently administer on a day to day basis. Other implementation actions require new programs or projects. Completion of each of the identified programs is subject to funding availability.



To be effective, it is recommended the City and County staffs jointly review the implementation plan on an annual basis to monitor progress and also help set work priorities. The following table has been created to identify action items/recommendations and suggested timelines.

<b>Comprehensive Plan Implementation Program</b>	<b>Source/Policy Reference</b>	<b>Lead Agency</b>	<b>Completed</b>	<b>On-Going</b>	<b>1 year (2010-2011)</b>	<b>2-5 years (2012-2017)</b>	<b>5+ years (2017 +)</b>
<b>LAND USE</b>							
Update City and County zoning regulations to be consistent with updated Land Use Map	Goal 1, Policy 1	Planning		X	X		
Update City and County zoning regulations to be consistent with updated Land Use Text	Goal 1, Policy 1; Rural Activities DG 1	Planning		X	X		
Develop a Countywide greenways plan	Goal 5, Policy 6	Planning				X	
Establish programs to stabilize, improve and revitalize existing neighborhoods	Goal 6, Policy 2	Planning, Finance, Special Projects		X	X		
Promote maintenance of existing structures and provide incentives for the rehabilitation of deteriorating structures	Goal 6, Policy 3	Planning, Special Projects		X	X		
Encourage small area overlay plans for high priority areas, including for Holmes Street, Second Street, East Main Street, Versailles Road, Benson Valley, Bridgeport, Bellpoint, Peaks Mill, Louisville Road, and US 127 North and South Corridors.	Goal 7, Policy 6	Planning, Special Projects		X	X	X	
Promote public art and encourage community art activities	Goal 7, Policy 10	Planning		X			
Improve the quality of commercial development through implementing compatibility and design standards in the City of Frankfort Zoning Ordinance	Suburban Business Center-DG 7; Regional Retail GDG 7	Planning		X	X	X	
Implement Cluster Zoning principles as a means to preserve open space and farmland	Goal 2, Policy 5; Goal 2, Policy 8	Planning		X	X	X	
Encourage the Development of a Purchase of Development Rights program and ordinance to preserve open space and farmland	Goal 2, Policy 5; Goal 7, Policy 4	Woods & Waters Land		X	X	X	

Comprehensive Plan Implementation Program	Source/Policy Reference	Lead Agency	Completed	On-Going	1 year (2010-2011)	2-5 years (2012-2017)	5+ years (2017 +)
		Trust, Planning					
Implement a Zoning Overlay to apply the land use principles in the Riverfront Plan	Goal 1, Policy 8	Planning					
Use the planning commission review process of PUD developments to set a quality precedent for the development in the community	Goal 1, Policy 8	Planning, Planning Commission		X			
The City/County should work to redevelop underutilized and vacated properties prior to the construction of a new development. Emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties.	Regional Retail Center; GDG #4	Planning		X	X	X	
Prepare a vacant and underutilized land use survey to direct infill growth opportunities	Regional Retail Center; GDG #4; Goal 2, Policy 3	Planning		X	X		
Replace "Rural Cluster Subdivision" regulations with "Conservation Subdivision Regulations" to give developers the ability and incentive to construct subdivisions that preserve the rural landscape	Goal 2, Policy 5 and 8; Goal 7, Policies 4 and 7	Planning	X	X			
Adopt a Joint Land Use Study (JLUS) to minimize land use conflicts with airport and military operations in the community		Planning			X	X	
Amend sign regulations to limit visual and light pollution	Suburban Business Center; DG # 5	Planning			X		
Amend Parking regulations to support and encourage new commercial uses to place some parking areas behind buildings in order to place focal emphasis on the uses themselves rather than parking areas	Suburban Business Center; DG #4	Planning			X	X	
Amend Subdivision Regulations to include the Heritage Council, and the State Nature Preserves Commission as TRT members	Future Land Use Committee	Planning			X		



Comprehensive Plan Implementation Program	Source/ Policy Reference	Lead Agency	Completed	On-Going	1 year (2010-2011)	2-5 years (2012-2017)	5+ years (2017 +)
<b>TRANSPORTATION</b>							
Encourage the development of a county wide bicycle and pedestrian master plan.	Goal 3, Policy 6	Public Works, Planning, Walk Bike Frankfort		X			
Review and update standards for walking and bicycling facilities in Subdivision Regulations		City and County Planning		X			
Develop a "Complete Streets" Plan	Goal 3, Policy 4	Planning, Public Wks				X	
Amend Subdivision Regulations to require traffic analysis for developments that reach 100 peak hour trips or more		Planning, Public Works			X		
Update the 2000 Urban Area Transportation Plan and appoint a Transportation Steering Committee		Planning, Public Works			X	X	
Implement opportunities for traffic calming to encourage a safe and efficient transportation system		Planning, Public Works		X			
<b>COMMUNITY FACILITIES</b>							
Develop standards that require the developer to provide for the increased costs in providing public services for the new development as appropriate. The public services may include but not be limited to water, sewer, schools, transportation, emergency services and parks as appropriate.	Goal 1, Policy 3	Planning, Public Works		X	X		
Continue the enforcement of storm water regulations to minimize runoff from new developments.	Goal 1, Policy 5	Planning, Public Works		X			
Provide overlays within the City and County that identify aspects of the landscape that are of cultural, ecological and historical significance (for example mature woodlands, stone walls, historic buildings, wetlands, steep slopes, etc)	Goal 1, Policy 6	Planning		X		X	
Observe the KAW pipeline to ensure that no connections are made to it to ensure that only	Goal 7, Policy 4	Planning		X			

<b>Comprehensive Plan Implementation Program</b>	<b>Source/Policy Reference</b>	<b>Lead Agency</b>	<b>Completed</b>	<b>On-Going</b>	<b>1 year (2010-2011)</b>	<b>2-5 years (2012-2017)</b>	<b>5+ years (2017 +)</b>
appropriate growth occurs in those rural areas of Franklin County							
Develop an urban growth plan with designated growth areas that can accommodate new moderate and high-density housing units. The size and location of the growth areas should be based on projected population growth, current housing stock and demographics.	Goal 1, Policy 7	Planning				X	
Develop a Capital Improvements Plan as a means of coordinating public services/ utilities, infrastructure improvements, and development, including pedestrian ways, bikeways, public transit, etc.	Goal 3, Policy 1	Public Works, Planning, Finance				X	
Encourage the conversion of overhead utilities to underground.	Goal 7, Policy 5	Public Works		X	X	X	X
Implement “Adequate Public Facilities” review for new development to ensure that facilities are available to serve the project.		Technical Review Team	X				

## Section 8: List of Exhibits

The following are a series of maps and diagrams referenced in the body of the Comprehensive Plan.



## Frankfort/Franklin County Comprehensive Plan Update

# List of Exhibits

<b>Exhibit</b>	<b>Title</b>
<b>1</b>	<b>2008 Existing Land Use Map</b>
<b>2</b>	<b>Steep Slope-Development Constraints</b>
<b>3</b>	<b>Flood Zone Map</b>
<b>4</b>	<b>Wetland Map</b>
<b>5</b>	<b>Soil Map</b>
<b>6</b>	<b>Future Land Use Map 2020</b>
<b>7</b>	<b>Comprehensive Plan-Urbanized Area Enlarged</b>
<b>8</b>	<b>Frankfort National Historic Districts</b>
<b>9</b>	<b>Frankfort National Historic Districts with Future Land Use Categories</b>
<b>10</b>	<b>Downtown Mixed Use Sub-Area Map</b>
<b>11</b>	<b>Functional Roadway Classifications Map</b>
<b>12</b>	<b>Franklin County Six Year Plan Projects</b>
<b>13</b>	<b>Unfunded Long Range Transportation Improvements</b>



<b>14</b>	<b>2020 Land Use Map with Unfunded Long Range Improvements</b>
<b>15</b>	<b>Bike Facilities Map</b>
<b>16</b>	<b>Walk/ Bike Priority Loops and Links</b>
<b>17</b>	<b>Frankfort Transit Bus Routes and Schedules</b>
<b>18</b>	<b>Kentucky American Water Line</b>
<b>19</b>	<b>Water Service Areas</b>
<b>20</b>	<b>Water Systems</b>
<b>21</b>	<b>Sewer Facilities 201 Planning Areas Map</b>
<b>22</b>	<b>Sanitary Sewer System</b>
<b>23</b>	<b>CSO Location Map</b>
<b>24</b>	<b>Stormwater Infrastructure</b>
<b>25</b>	<b>Electric Service Providers</b>
<b>26</b>	<b>Telecommunication Facility Locations Map</b>
<b>27</b>	<b>Frankfort Parks and Recreation Master Plan</b>
<b>28</b>	<b>City and County Fire Stations</b>
<b>29</b>	<b>KSU Campus Master Plan</b>
<b>30</b>	<b>City/County Schools (public)</b>



**Legend**

**EXISTING LANDUSE**

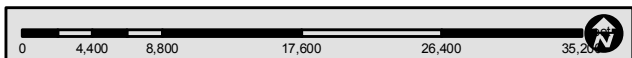
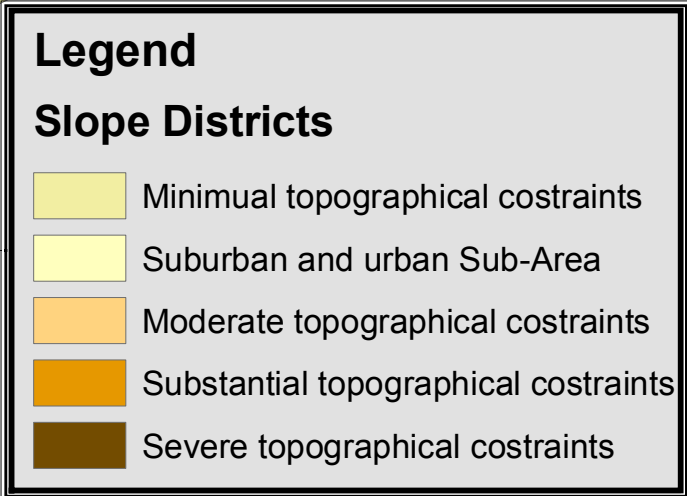
- EXEMPT
- FARM
- RESIDENTIAL
- COMMERCIAL

0 3,4506,900 13,800 20,700 27,600 Feet

Map of Mount Vernon, NC, showing existing land use. The map is color-coded: white for EXEMPT, light green for FARM, yellow for RESIDENTIAL, and red for COMMERCIAL. The map includes a legend, a scale bar (0 to 27,600 feet), and a north arrow. The map is bordered by Henry, Owen, Scott, Shelby, and Anderson counties. Major roads like Interstate 64 and US 421 are shown. The town center is densely packed with residential and commercial buildings, while the surrounding areas are mostly agricultural land.

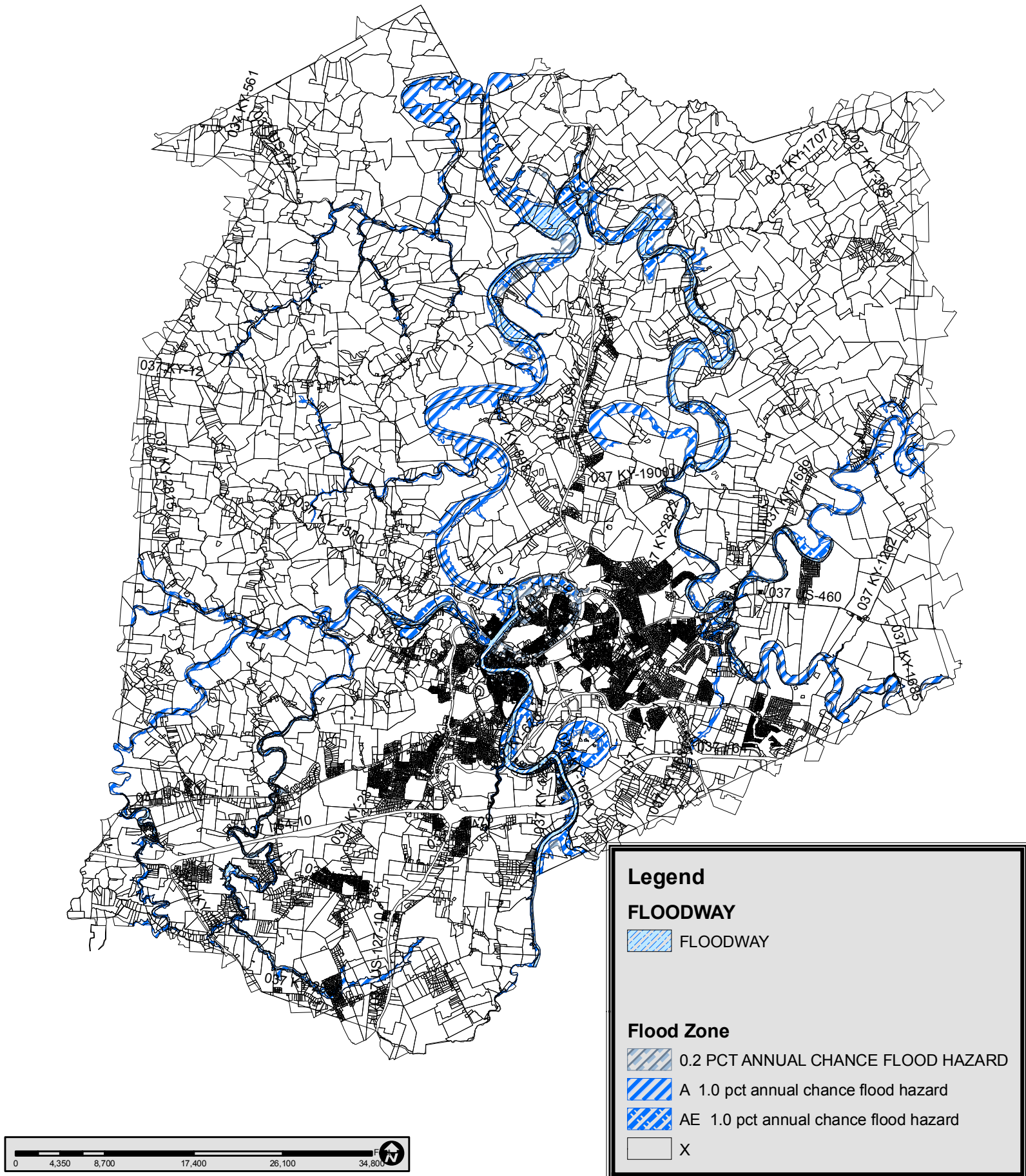


# Steep Slope - Development Constraints



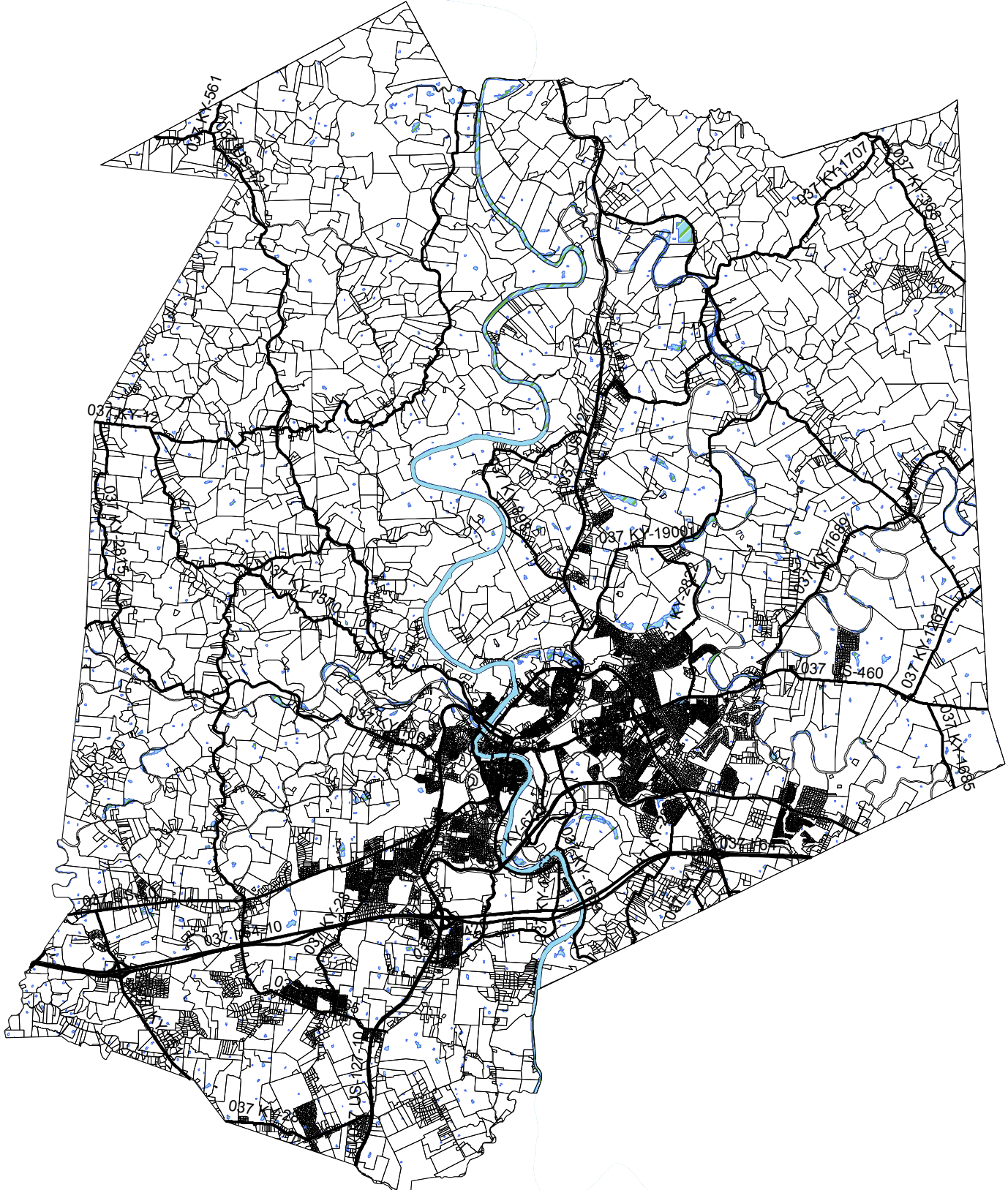
# Exhibit 3: Frankfort/Franklin County Comprehensive Plan Update

## Flood Zone Map




# Exhibit 4: Frankfort/Franklin County Comprehensive Plan Update

## Wetland Map

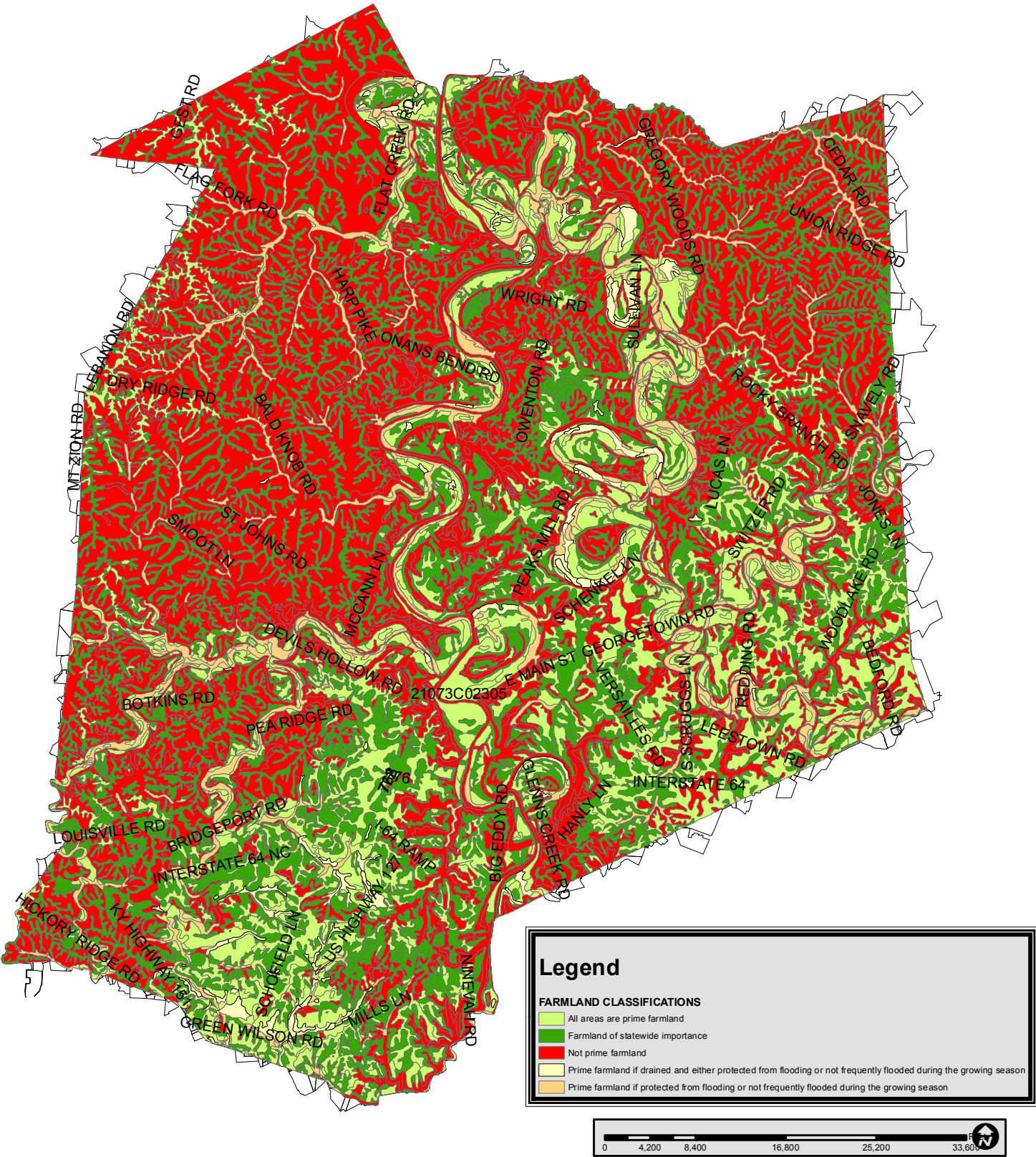


### Legend

 wetlands



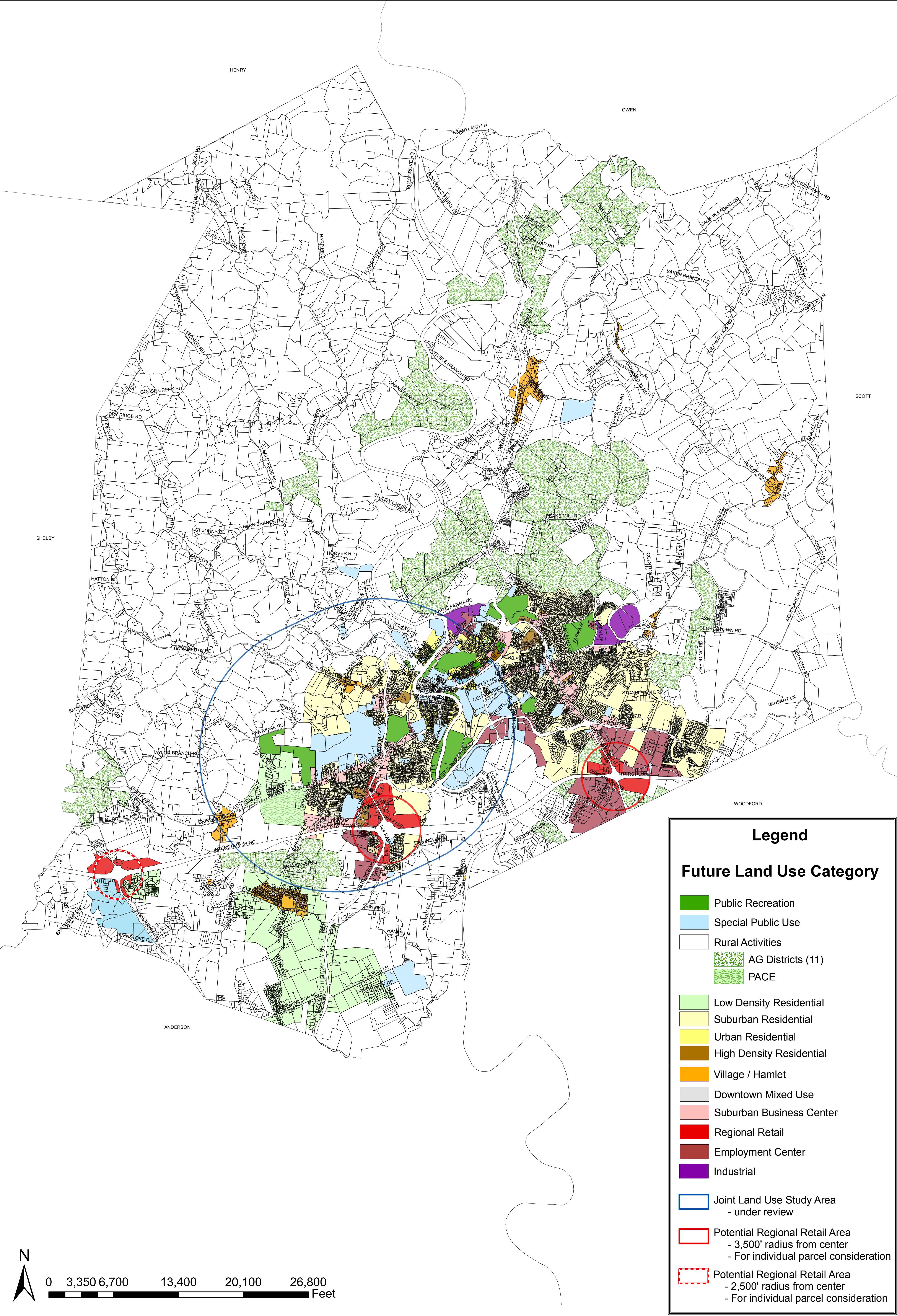
# Soil / Farmland Map



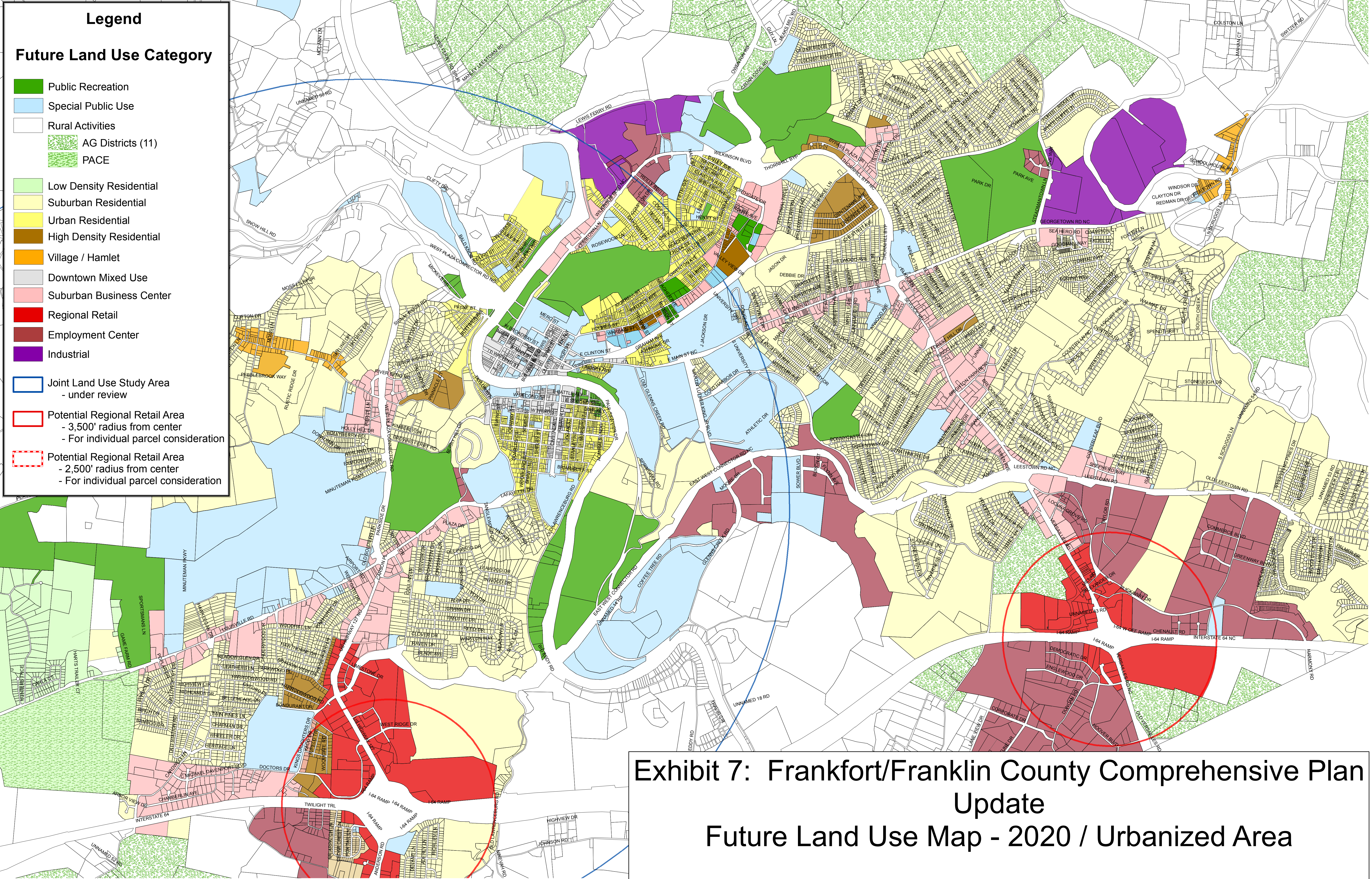


# Exhibit 6: Frankfort/Franklin County Comprehensive Plan Update

## Future Land Use Map - 2020



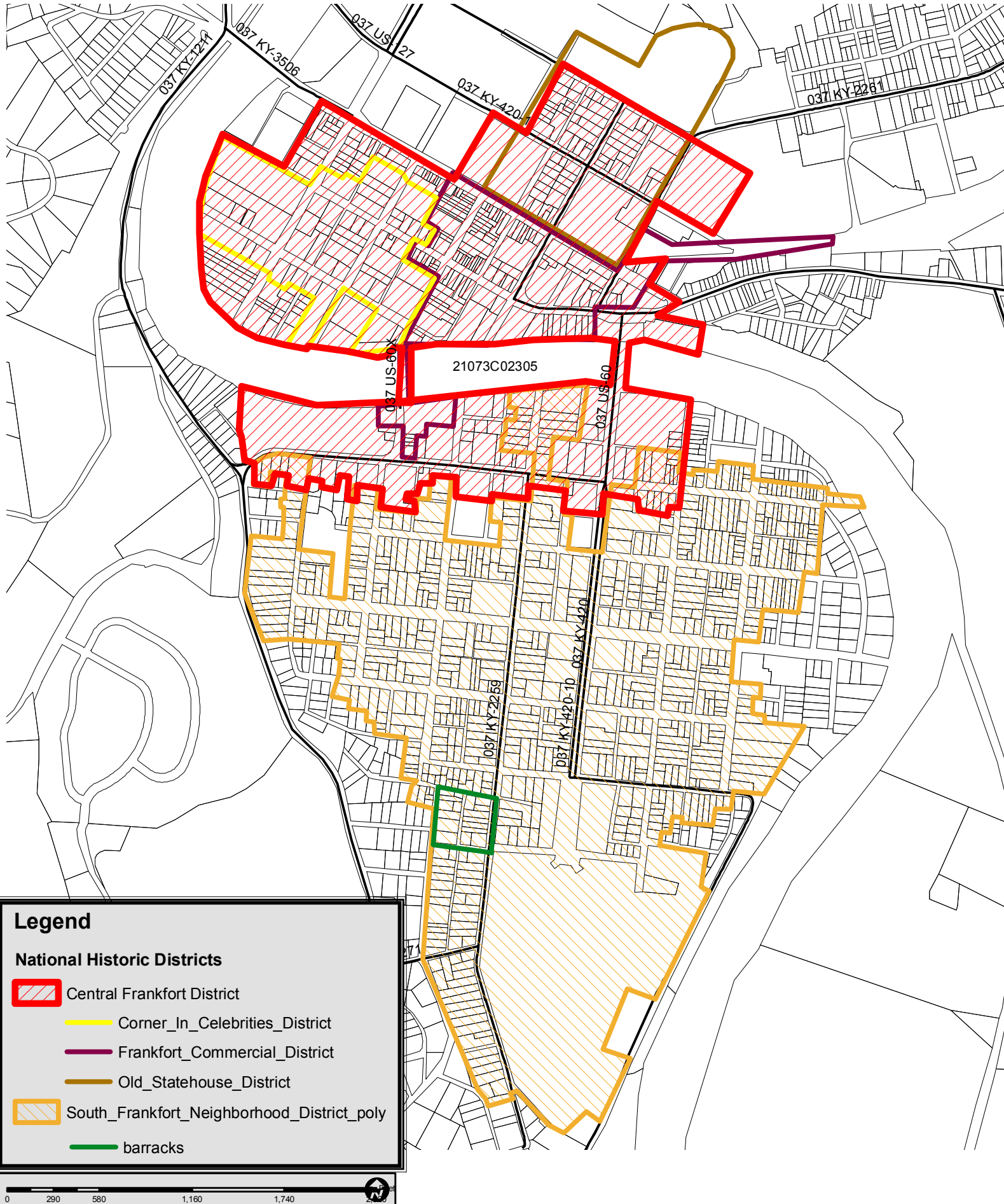






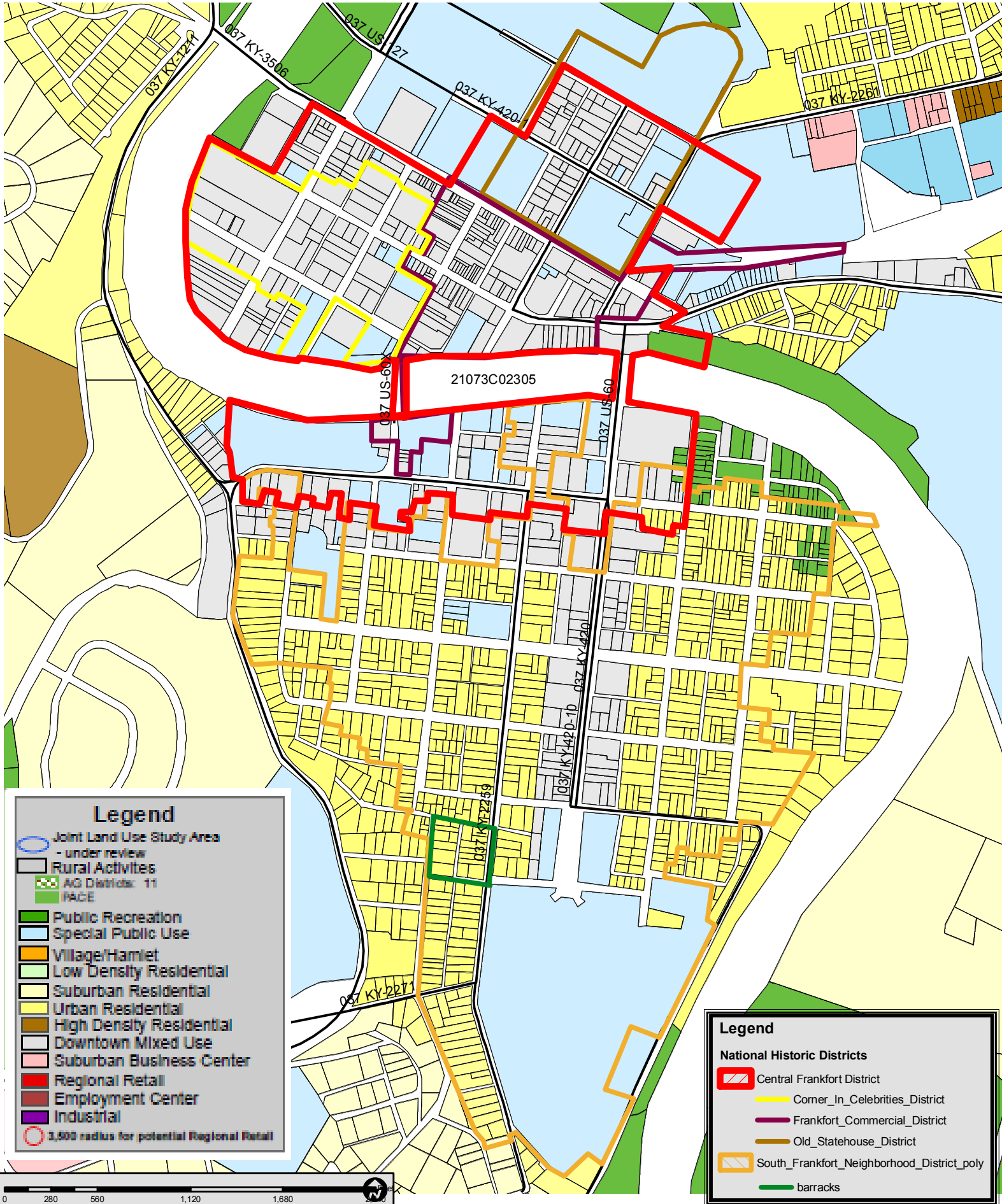
# Exhibit 8: Frankfort/Franklin County Comprehensive Plan Update

## Frankfort National Historic Districts



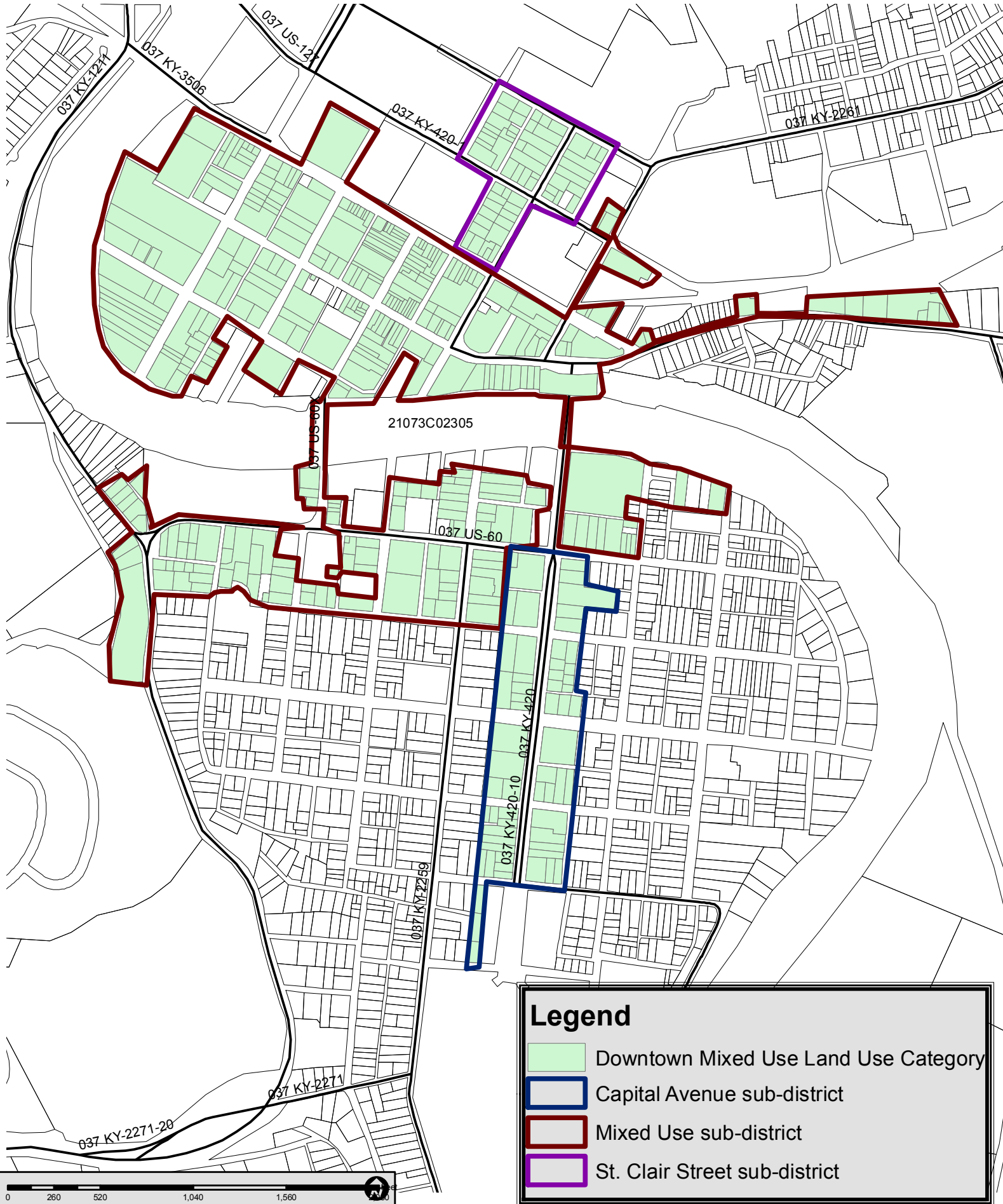
# Exhibit 9: Frankfort/Franklin County Comprehensive Plan Update

## Frankfort National Historic Districts-with Future Land Use Map



# Exhibit 10: Frankfort/Franklin County Comprehensive Plan Update

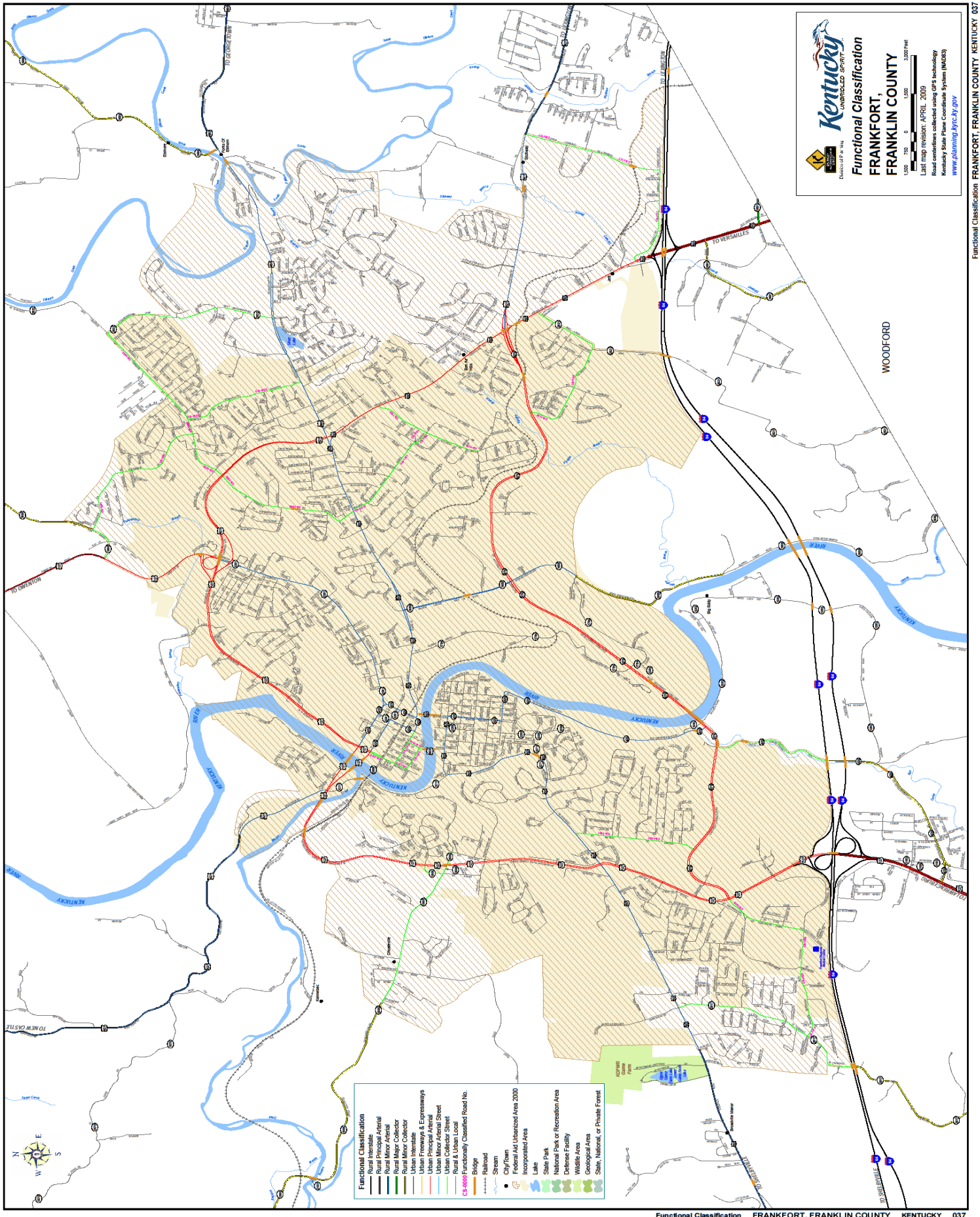
## Downtown Mixed Use Sub-Area Map





# Exhibit 11: Frankfort/Franklin County Comprehensive Plan Update

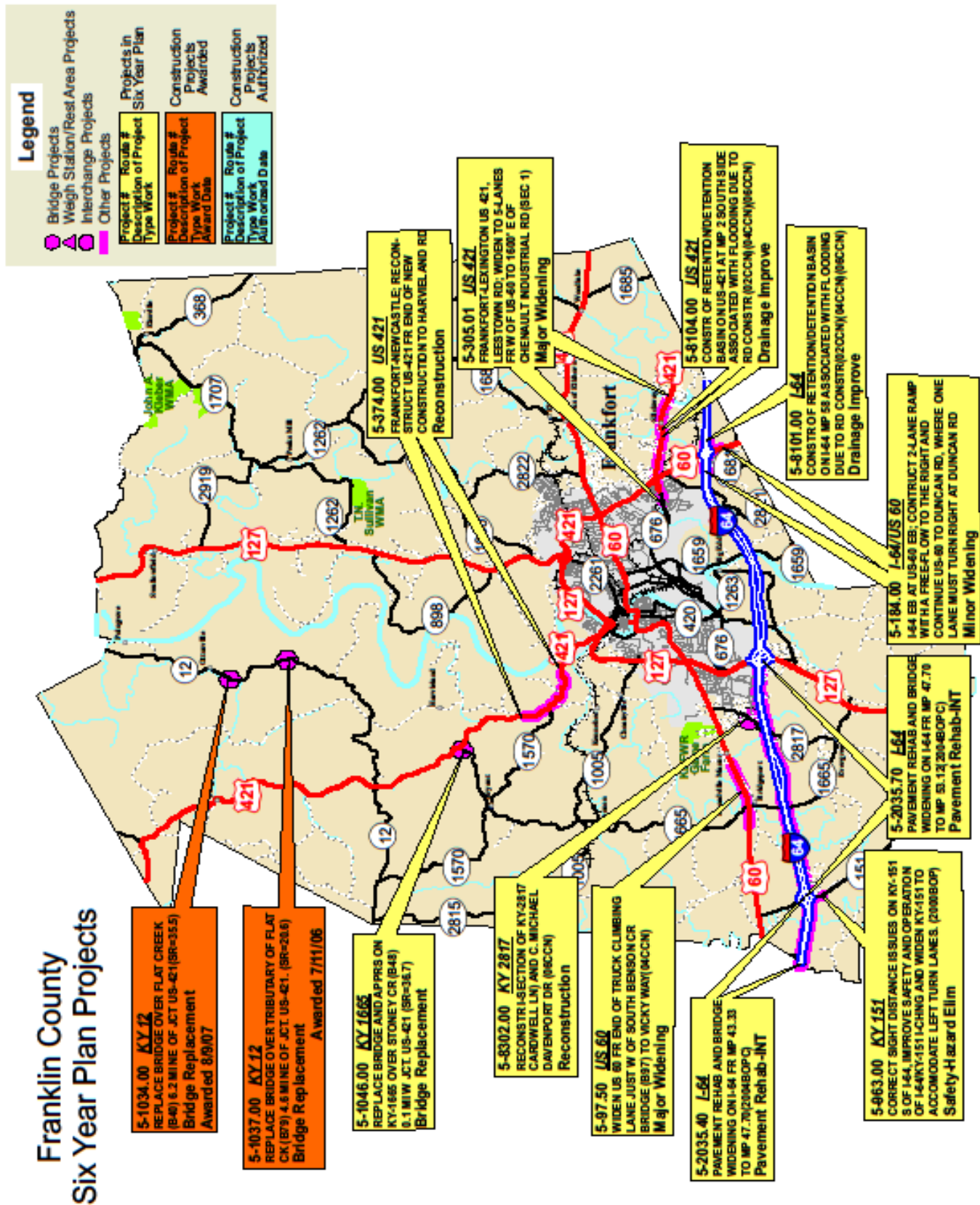
## Functional Roadway Classification Map



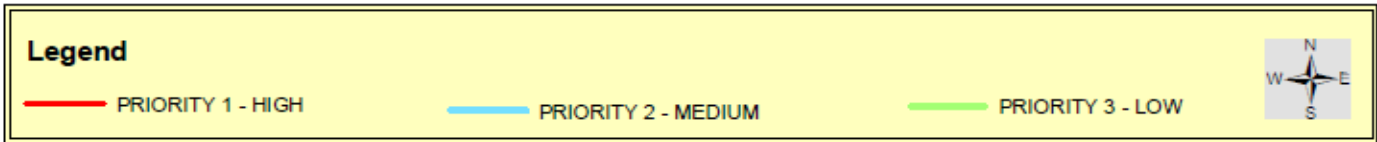


# Exhibit 12: Frankfort/Franklin County Comprehensive Plan Update

## Franklin County Six Year Plan Projects



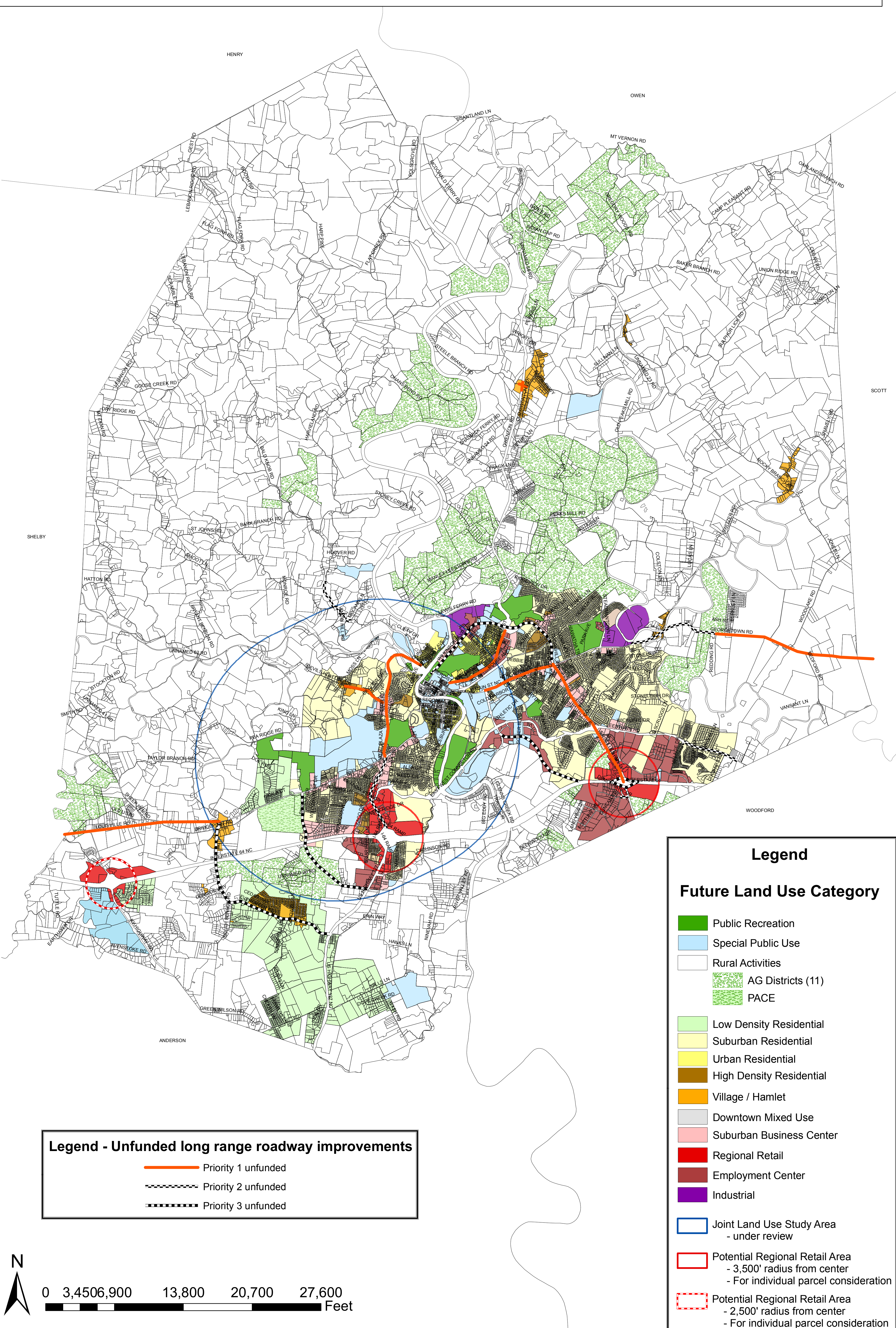
# Unfunded Long Range Transportation Improvements





# Exhibit 14: Frankfort/Franklin County Comprehensive Plan Update

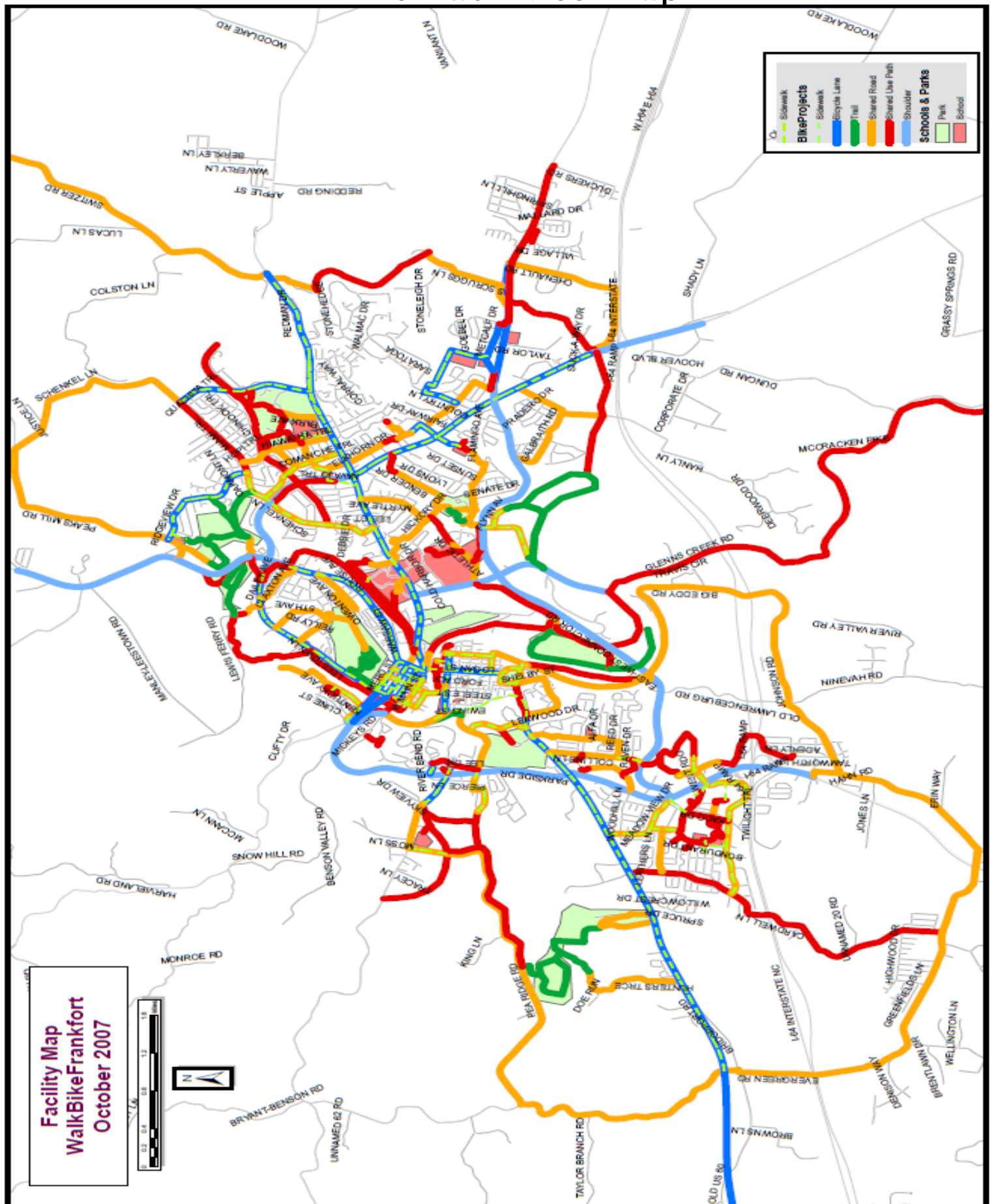
## 2020 Land Use Map with Unfunded Long Range Improvements





## Exhibit 15: Frankfort/Franklin County Comprehensive Plan Update

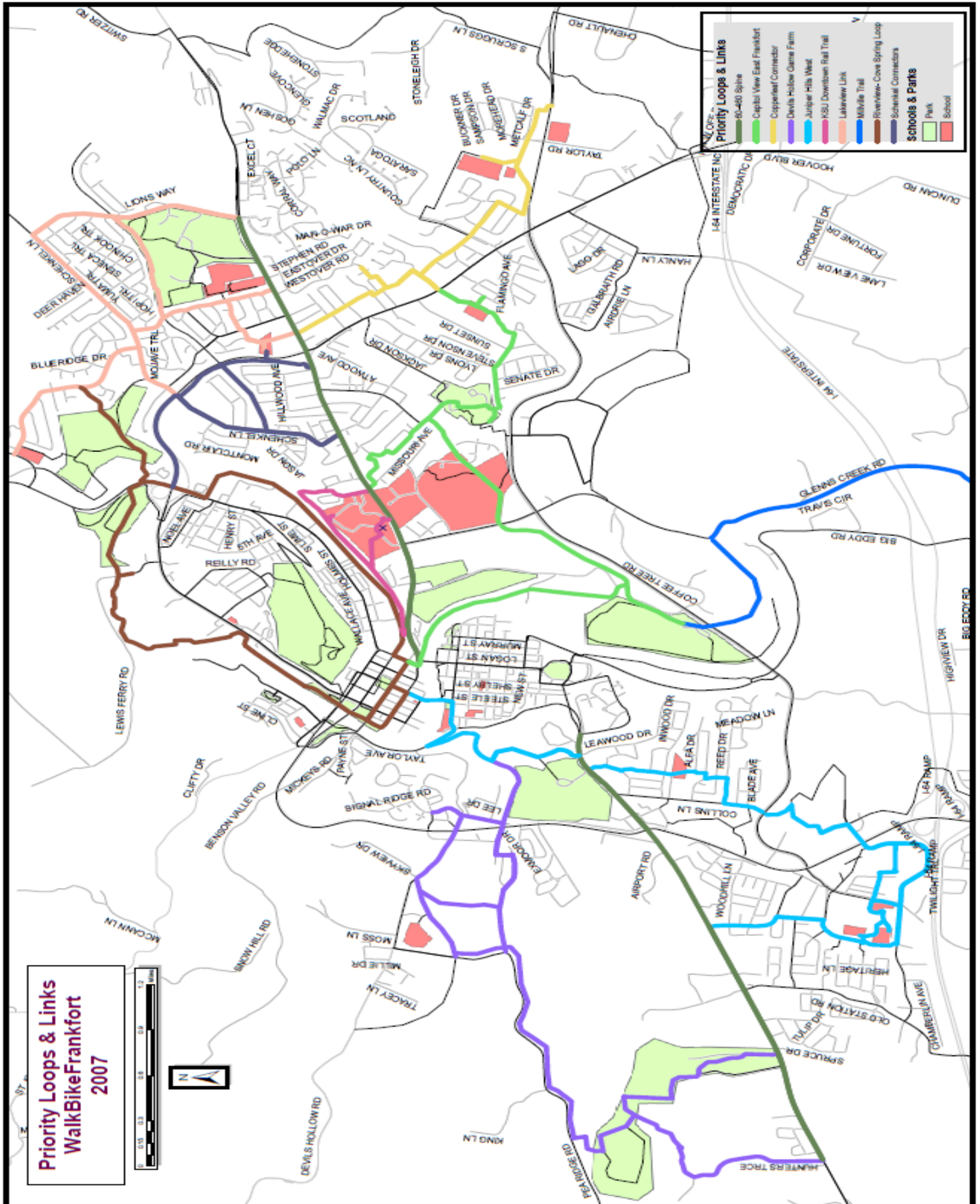
# Bike Facilities Map





# Exhibit 16: Frankfort/Franklin County Comprehensive Plan Update

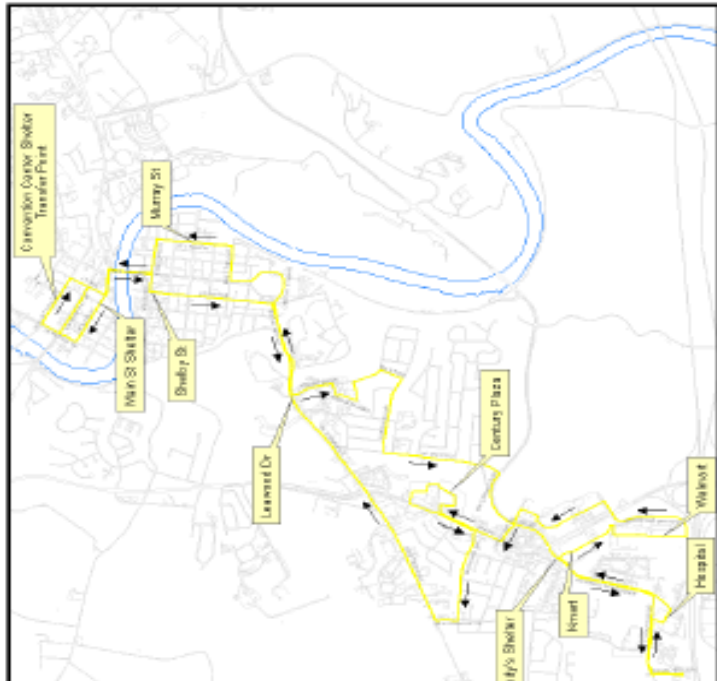
## Walk/Bike Priority Loops and Links



# Frankfort Transit Bus Routes and Schedule

## Frankfort Transit Bus Routes and Schedules

## West Route



## Test Route

[illegible]

1997-1998

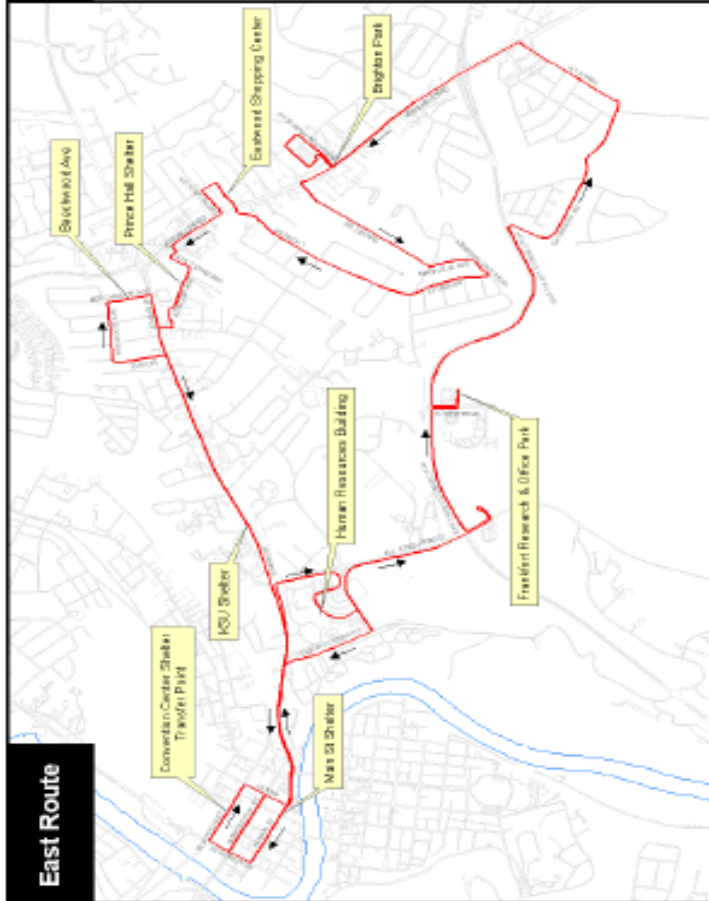
Project No.	Year of Completion	Contractor	Contract Value	Contract Type	Contract Value	Contract Value
1	1998	...	...	...	...	...
2	1999	...	...	...	...	...
3	2000	...	...	...	...	...
4	2001	...	...	...	...	...
5	2002	...	...	...	...	...
6	2003	...	...	...	...	...
7	2004	...	...	...	...	...
8	2005	...	...	...	...	...
9	2006	...	...	...	...	...
10	2007	...	...	...	...	...
11	2008	...	...	...	...	...
12	2009	...	...	...	...	...
13	2010	...	...	...	...	...
14	2011	...	...	...	...	...
15	2012	...	...	...	...	...
16	2013	...	...	...	...	...
17	2014	...	...	...	...	...
18	2015	...	...	...	...	...
19	2016	...	...	...	...	...
20	2017	...	...	...	...	...
21	2018	...	...	...	...	...
22	2019	...	...	...	...	...
23	2020	...	...	...	...	...
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26	2023	...	...	...	...	...
27	2024	...	...	...	...	...
28	2025	...	...	...	...	...
29	2026	...	...	...	...	...
30	2027	...	...	...	...	...
31	2028	...	...	...	...	...
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33	2030	...	...	...	...	...
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93	2090	...	...	...	...	...
94	2091	...	...	...	...	...
95	2092	...	...	...	...	...
96	2093	...	...	...	...	...
97	2094	...	...	...	...	...
98	2095	...	...	...	...	...
99	2096	...	...	...	...	...
100	2097	...	...	...	...	...

## North: Puerto

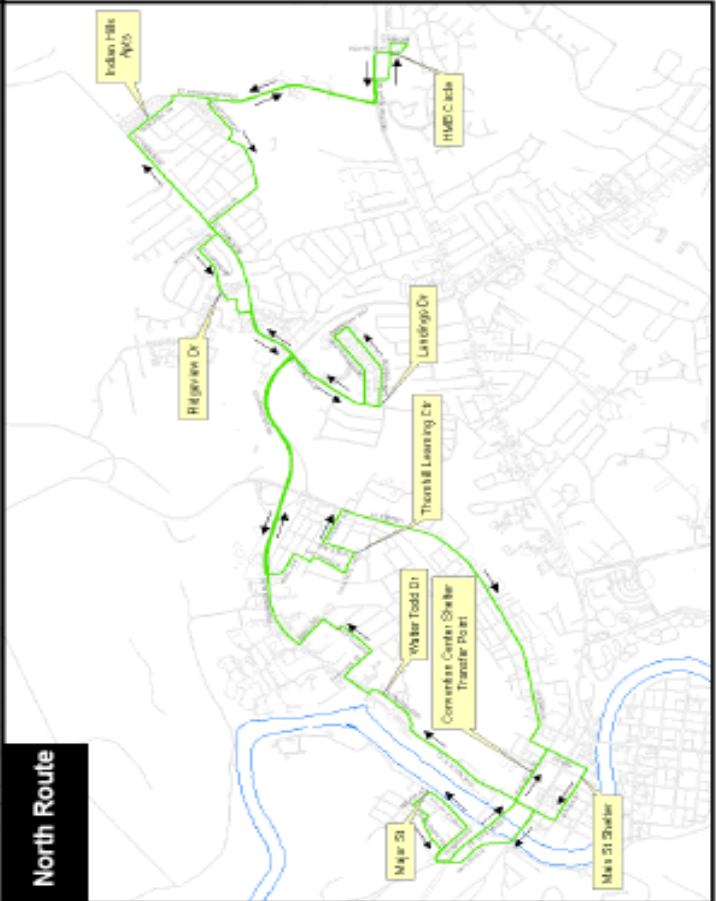
[illegible]

—JAMES C. HARRIS, JR.

## East Route



## North Route

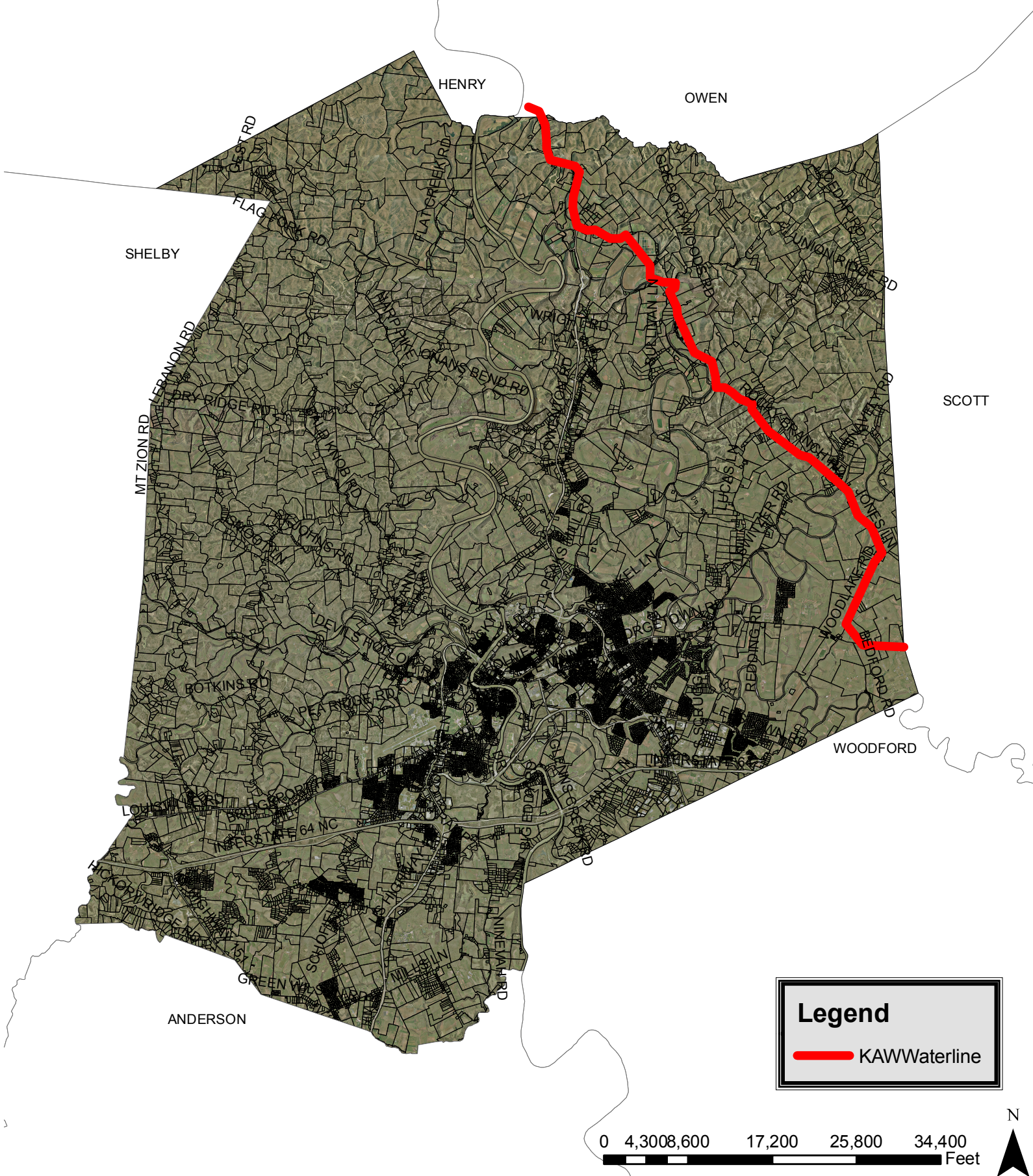


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# Exhibit 18: Frankfort/Franklin County Comprehensive Plan Update

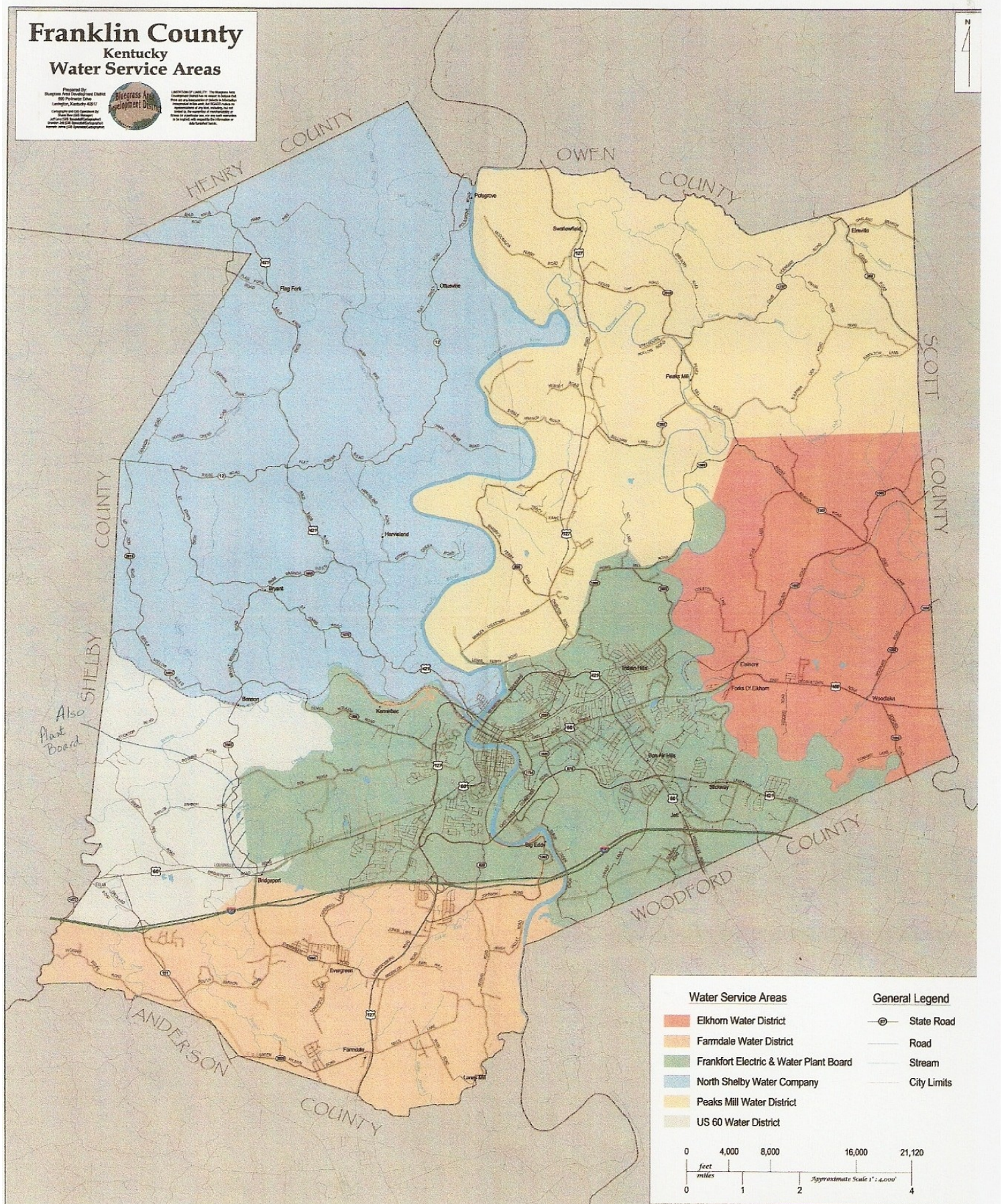
## Kentucky American Water Line Location





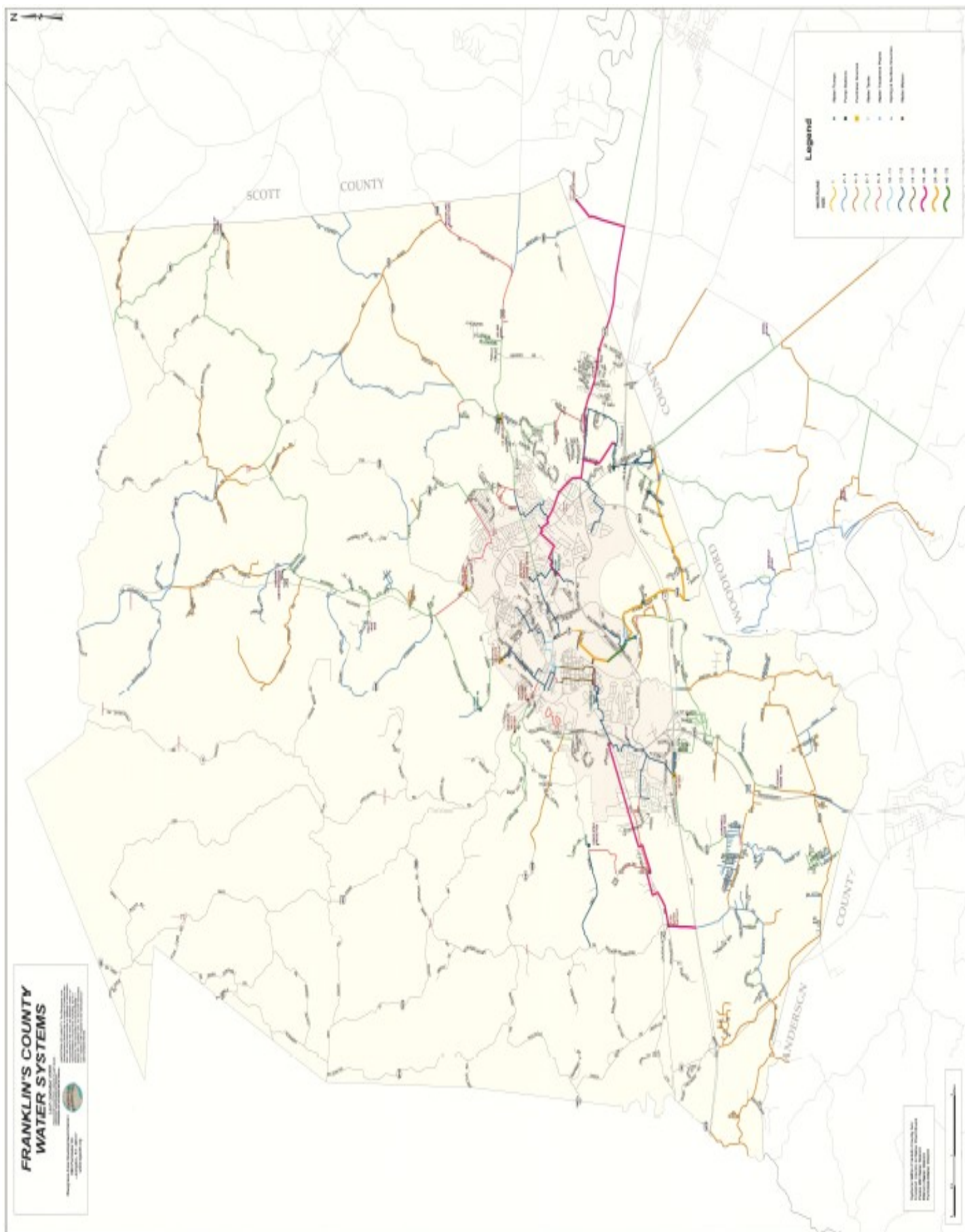
# Exhibit 19: Frankfort/Franklin County Comprehensive Plan Update

## Water Service Areas

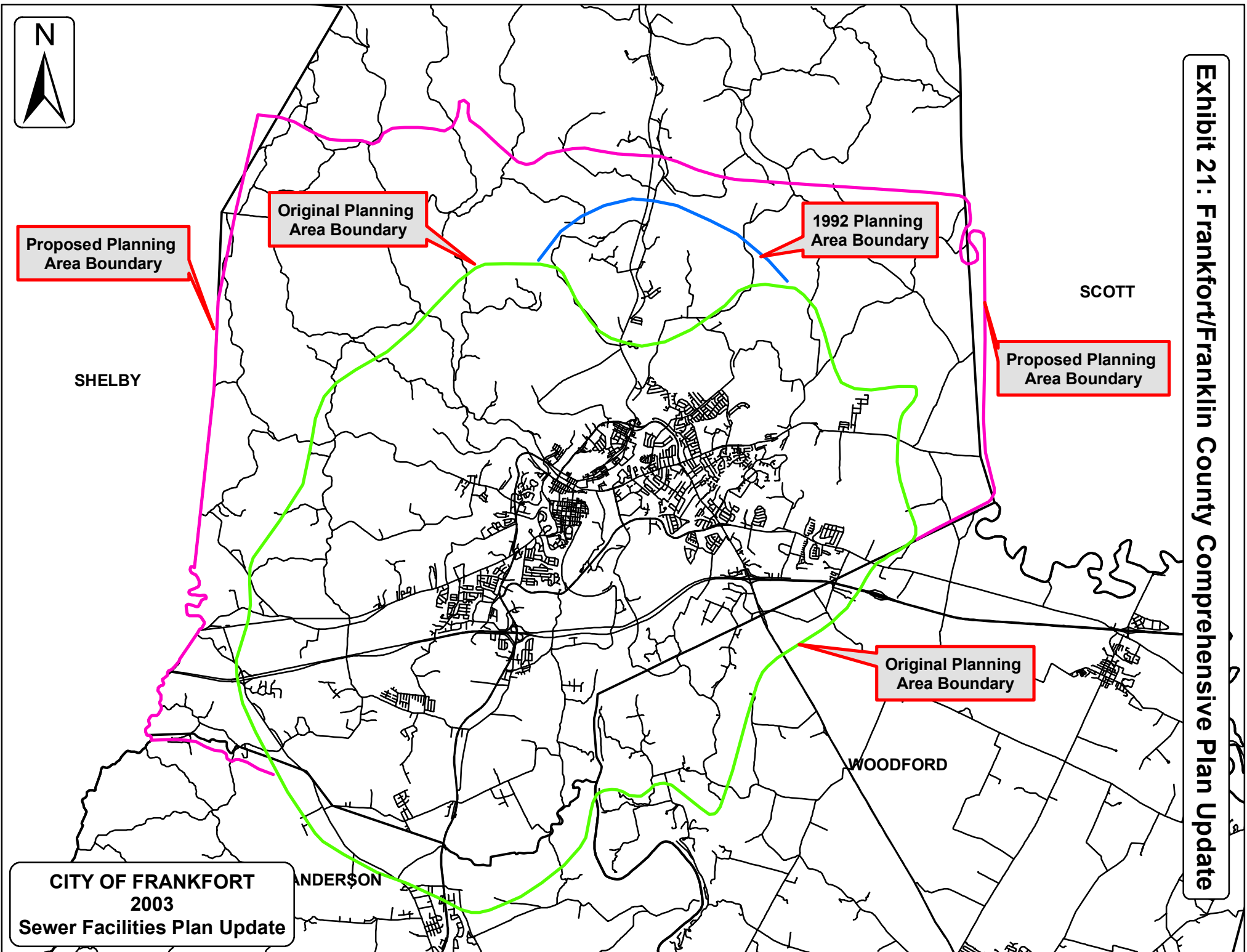




## Exhibit 20: Frankfort/Franklin County Comprehensive Plan Update



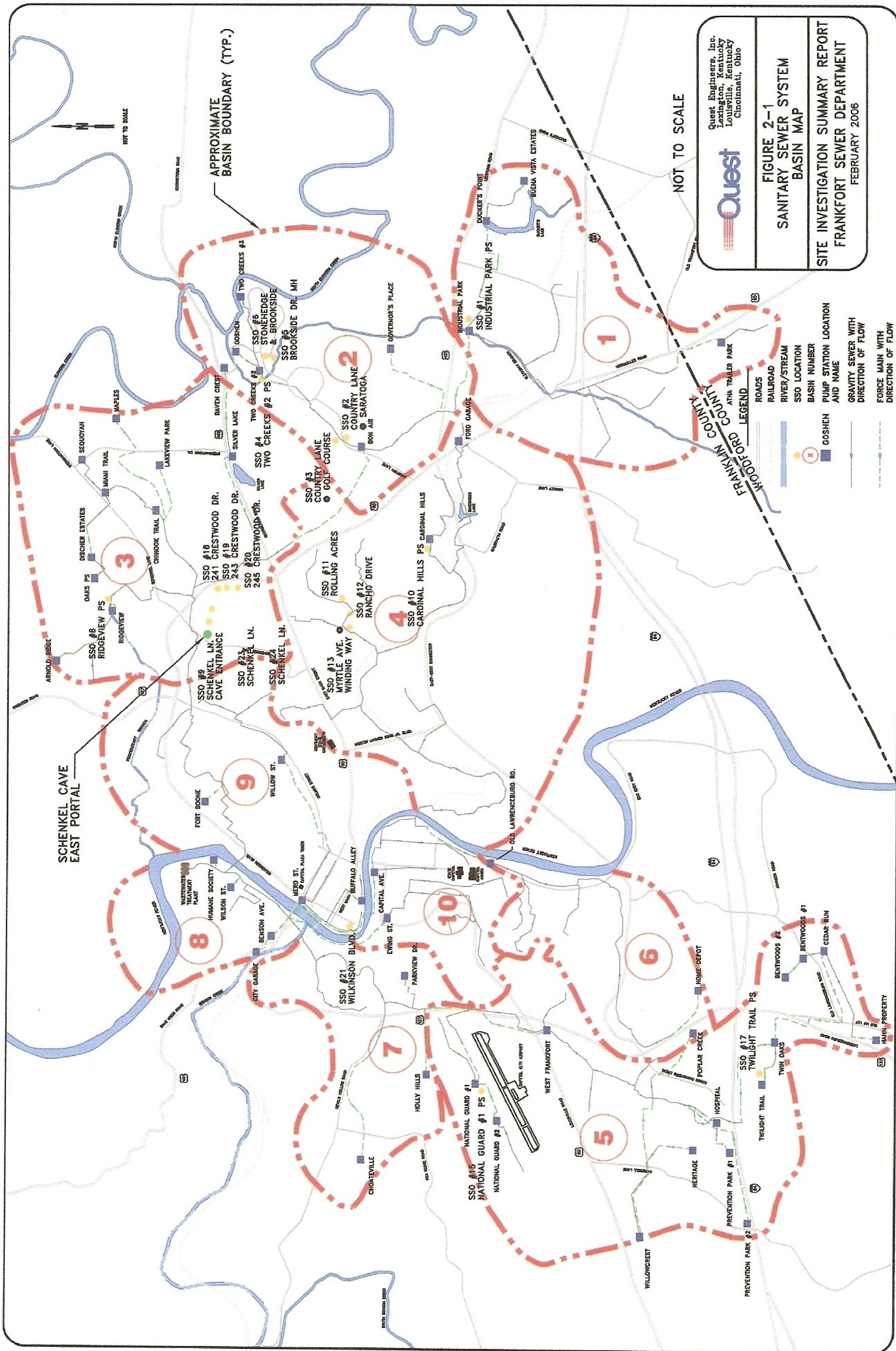
**Exhibit 21: Frankfort/Franklin County Comprehensive Plan Update**





# Exhibit 22: Frankfort/Franklin County Comprehensive Plan Update

## Sanitary Sewer System

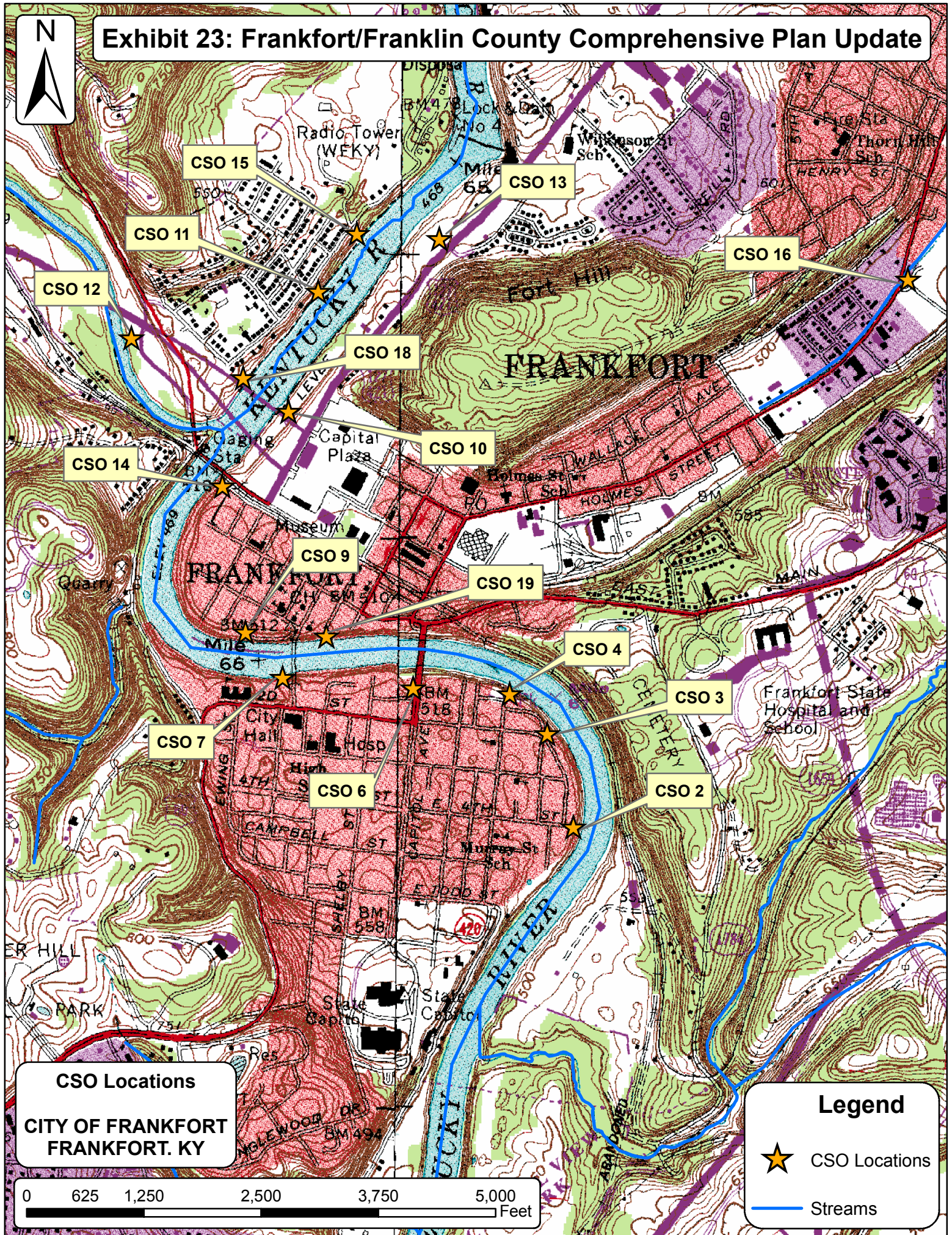


Quest  
Quest Engineers, Inc.  
Lexington, Kentucky  
Louisville, Kentucky  
Cincinnati, Ohio

FIGURE 2-1  
SANITARY SEWER SYSTEM  
BASIN MAP  
SITE INVESTIGATION SUMMARY REPORT  
FRANKFORT SEWER DEPARTMENT  
FEBRUARY 2006

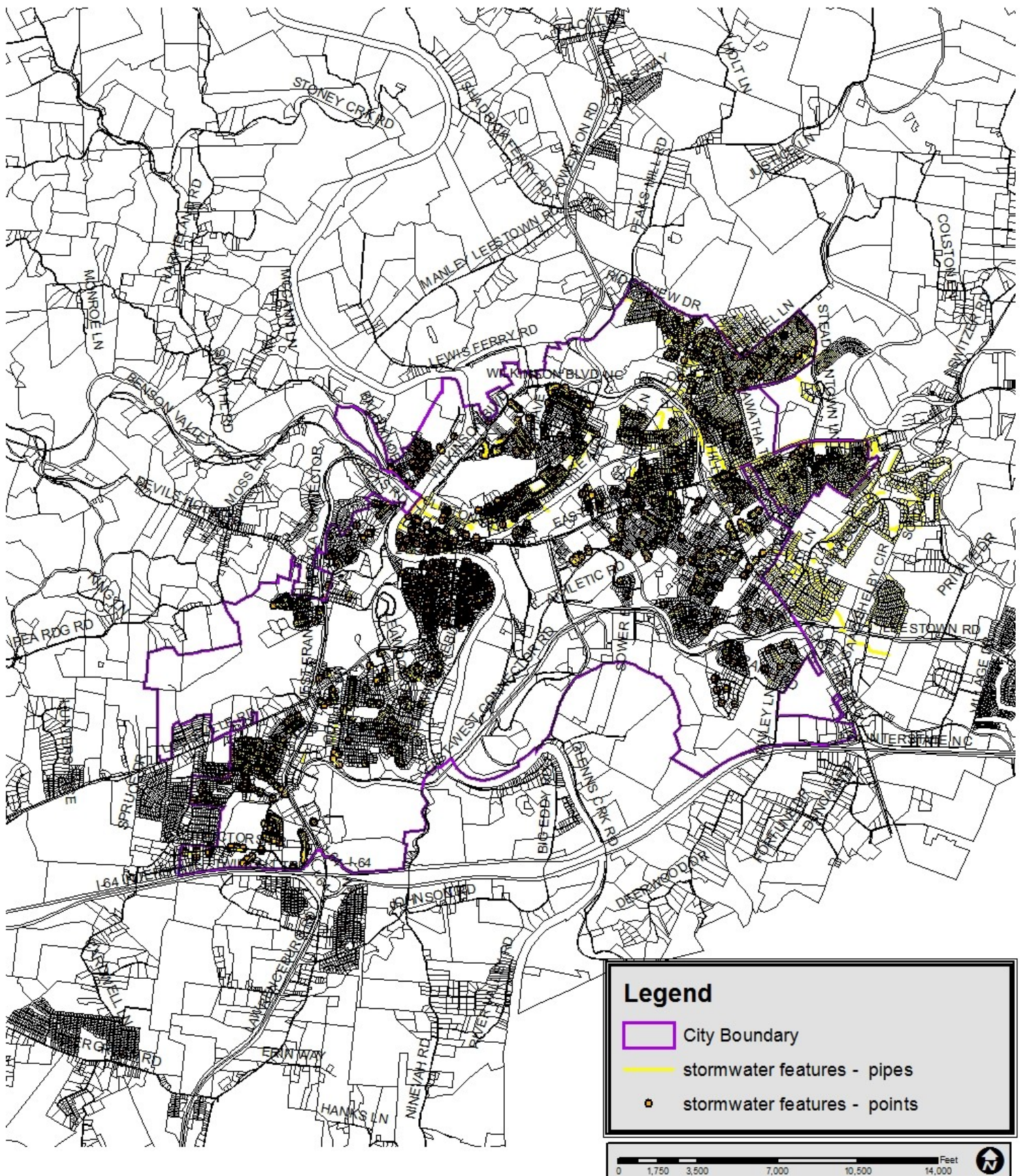


# Exhibit 23: Frankfort/Franklin County Comprehensive Plan Update



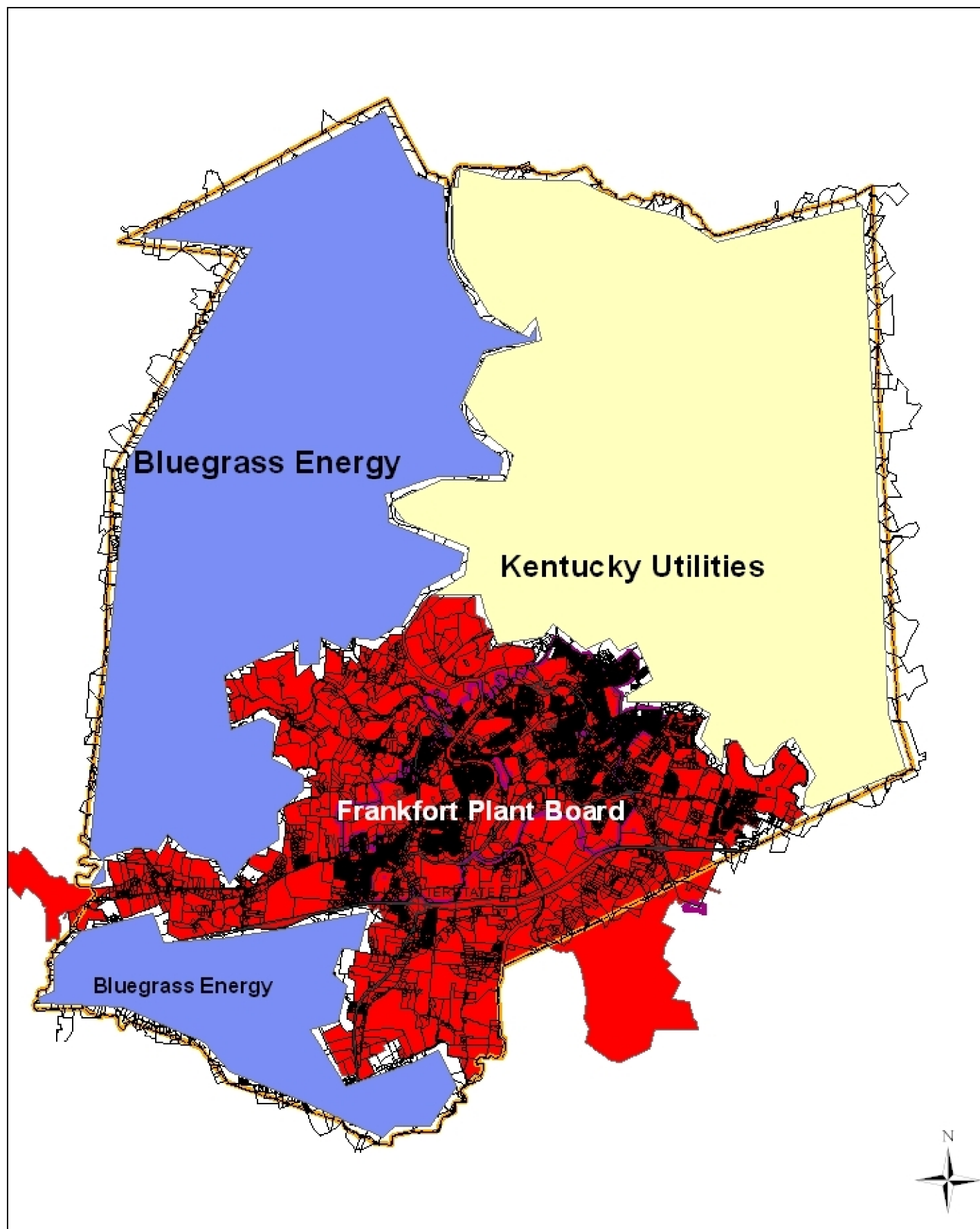


# Stormwater Infrastructure

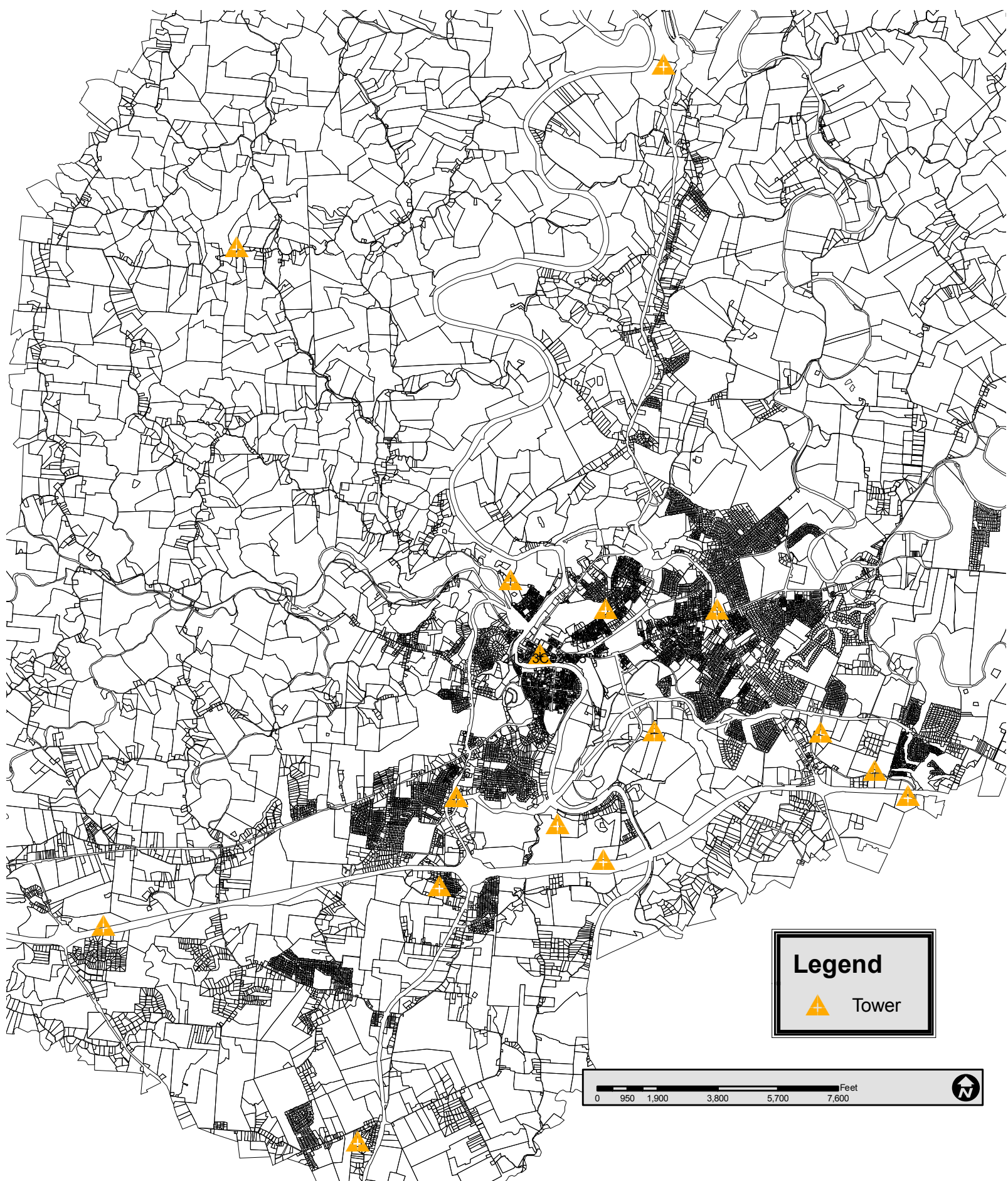




## Electric Service Providers

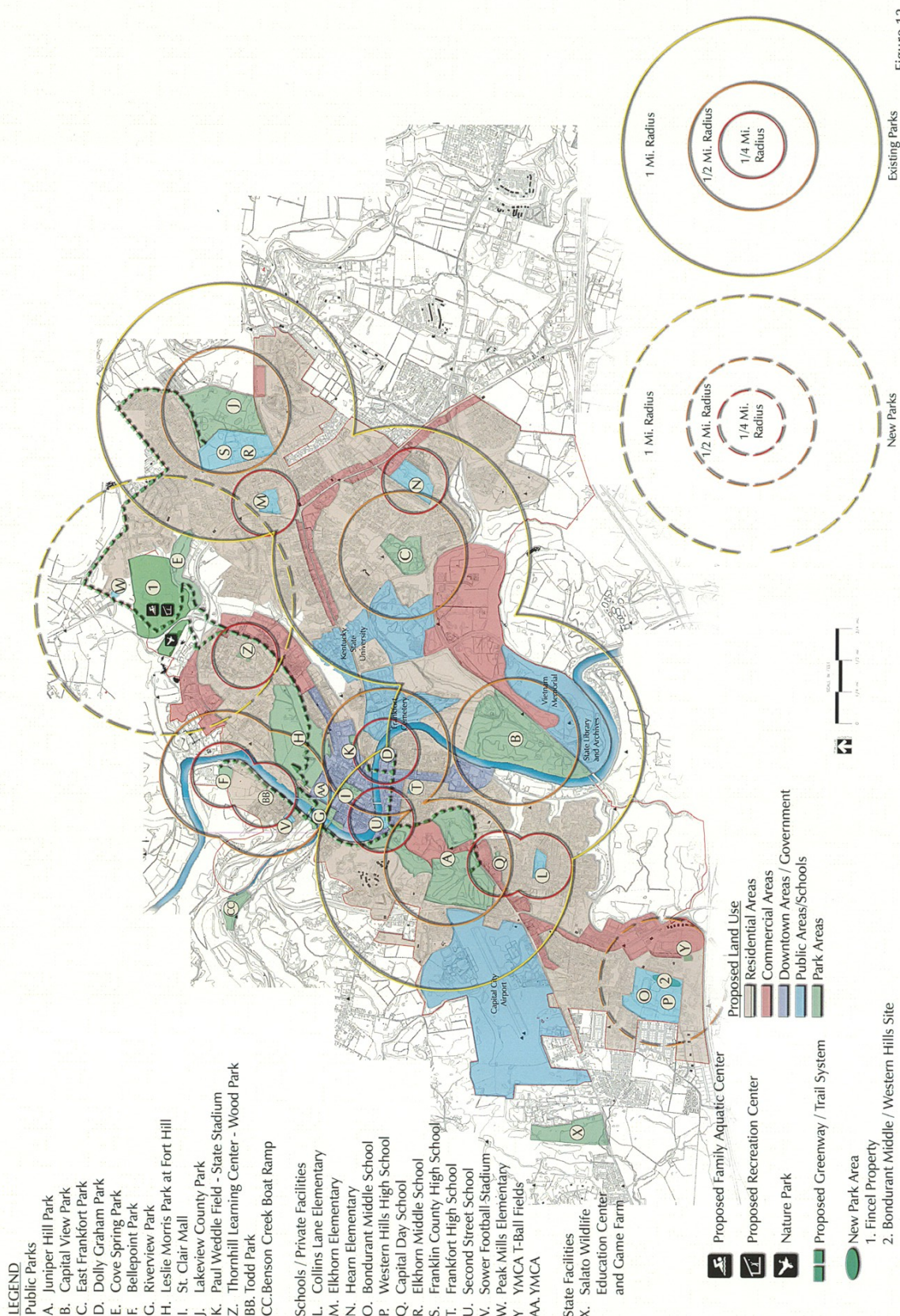


# Telecommunication Facility Location Map





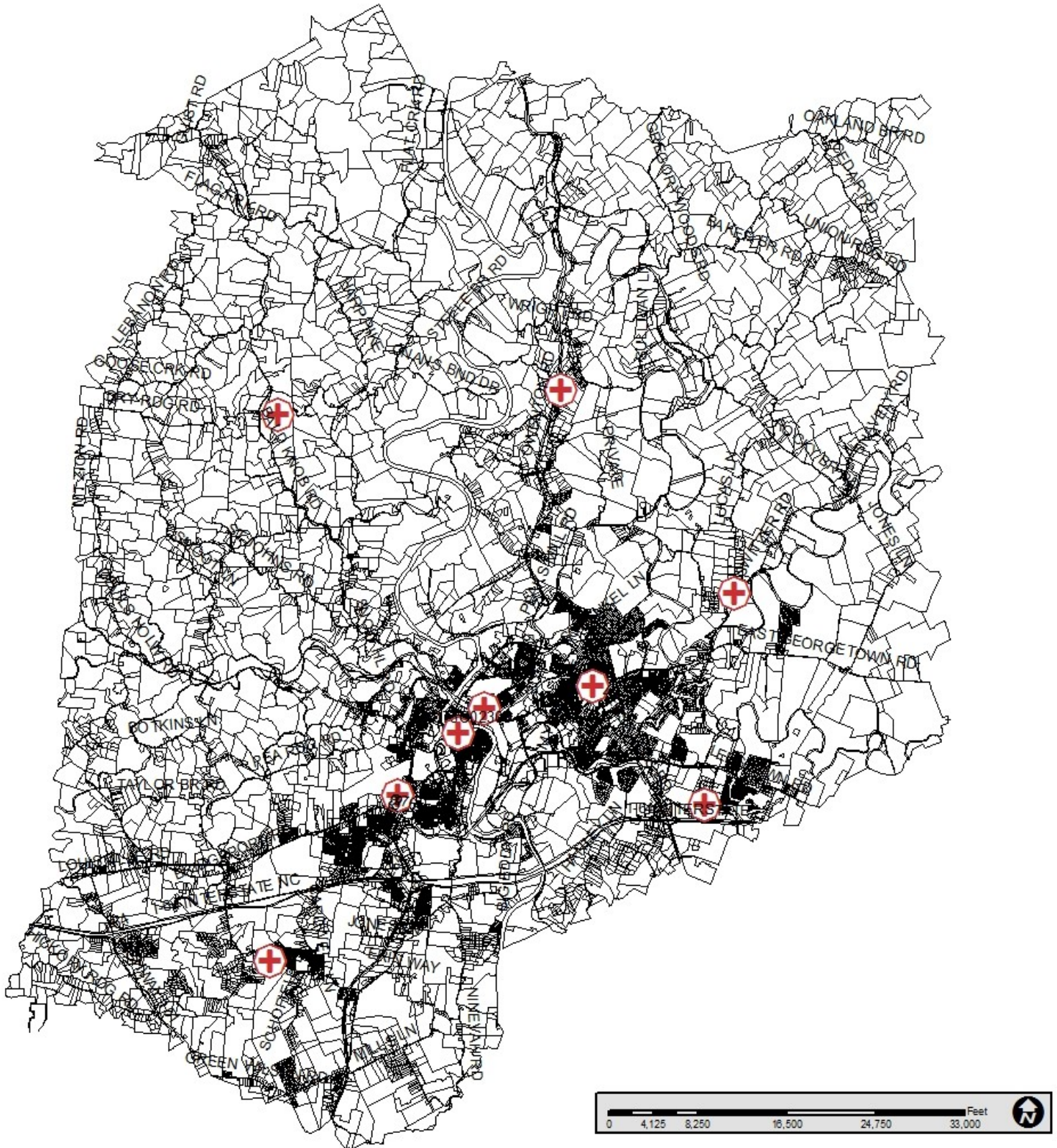
# Frankfort Parks and Recreation Master Map



**Brandstetter Carroll Inc.**

**Architects Engineers Planners**  
Lexington Cincinnati Cleveland







# KSU Campus Master Plan

## Concept D

- EXISTING BUILDING LEGEND**
- William Esum Center
  - Cooperative Extension Office
  - Carroll Academic Services Building
  - Jackson Hall
  - Alwood Agricultural Research Facility
  - Chandler Hall
  - Highway Hall
  - Center/Underwood Catering
  - Hume Hall
  - Carver Hall
  - Blazer Library
  - McCullin Hall
  - Betty White Health Center
  - Whitney Young Hall
  - Base Building
  - Wesley Foundation
  - Hillcrest (President's House)
  - Russell Court Apartments
  - Alumni Stadium
  - Aquaculture Research Center
  - Soccer Fields

### PROPOSED BUILDING/SITE DEVELOPMENT LEGEND

- Exum Center Expansion
- Cooperative Extension Expansion
- Academic Building
- Student Housing
- Student Housing
- Student Housing
- Academic Building
- Conference Center/Performing Arts
- Betty White Expansion
- Academic Building
- Business Technology Center
- Pedway Tower/Ketall/Dining
- Student Housing
- Student Housing
- Energy Plant/Motor Pool
- Student Housing
- Football Stadium Addition
- Football Track Expansion
- Aquaculture Production
- Technology Center
- Baseball/Softball Complex
- Indoor Tennis Complex
- Rosenwald Model School
- Softball/Student Athletics Fields
- Parking Structure
- Ketall/Hotel/Alumni Facility
- East Connector Road
- Langford Connector Loop
- Campus Loop Road
- Potential Parking Structure
- Site

- New Parking Lot
- Existing Facility
- Proposed Facility
- Student Housing Expansion
- Buffer Zone
- Potential Park
- Multi-Use Trail
- Trail Head
- Campus Edge Marker

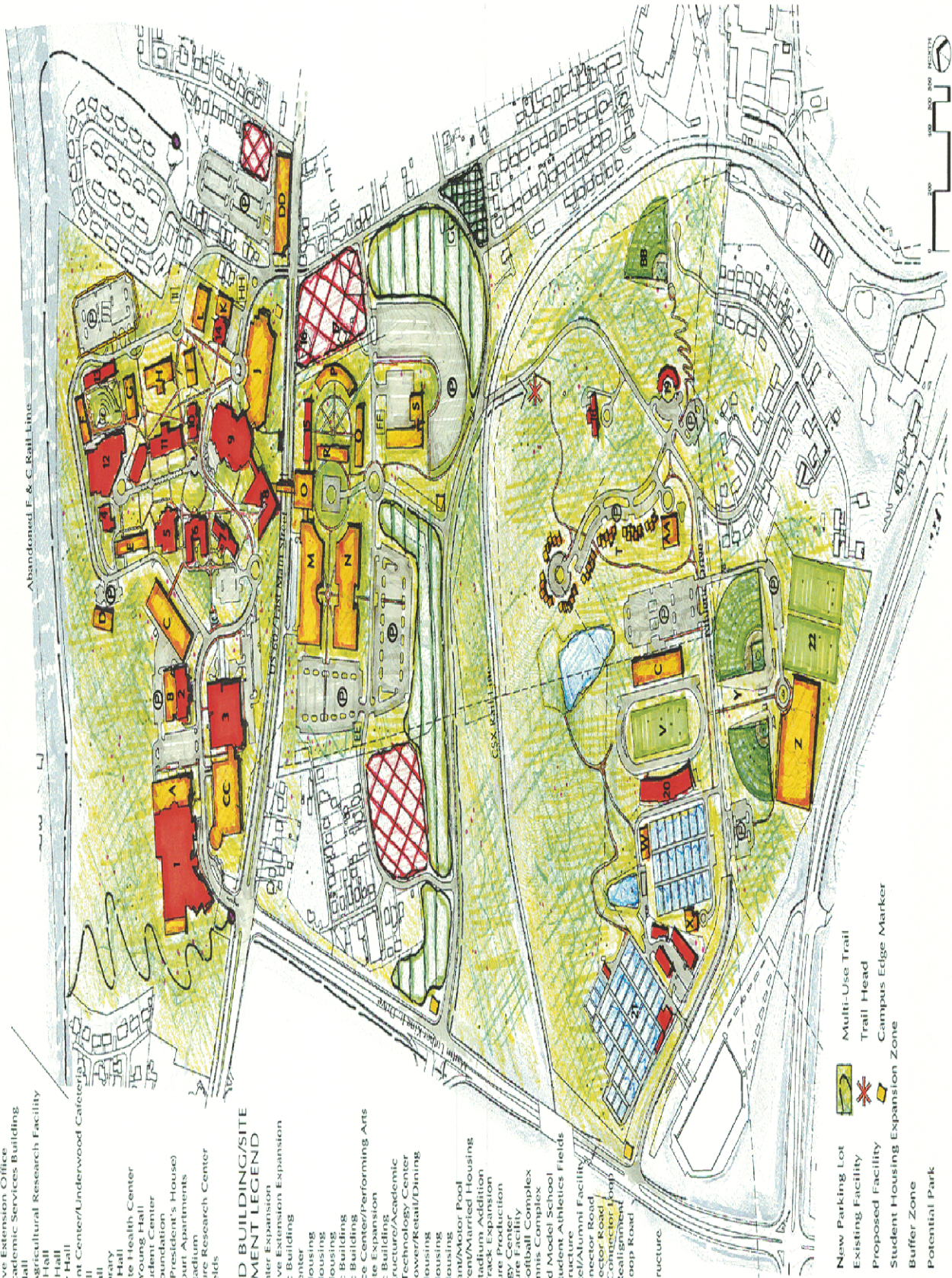




Exhibit 30: Frankfort/Franklin County comprehensive Plan Update

# City and County Public Schools

